
Creating Communities of Place



LOCAL PLANNING TECHNIQUES
that implement provisions
of the
**STATE DEVELOPMENT AND
REDEVELOPMENT PLAN**

Document #110

NEW JERSEY OFFICE OF STATE PLANNING

JUNE 1996

Herbert Simmens, Director
New Jersey Office of State Planning

Project Manager:

Robert A. Kull
Assistant Director

Prepared by:

Antoinette Farrar Seymour PP AICP

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LOCAL PLANNING TECHNIQUES
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NOTES ON THE FIRST REVISION

June 1996

Within a year of its initial publication in July 1995, OSP Document #110, **Local Planning Techniques that Implement Provisions of the State Development and Redevelopment Plan**, was converted for posting on *OSPnet*, the Internet World Wide Web site of the New Jersey Office of State Planning (<http://www.state.nj.us/osp/>). While the major effort was one of format, two significant changes in substance were added. First, additional contacts were recognized in the Public Education Program techniques. Second, an online index relating the selected techniques to provisions of the Municipal Land Use Law was added. Specifically, the implementation techniques most closely related to each master plan element and other major planning and development review provisions of the Municipal Land Use Law are listed in a new Appendix B.

The initial version of this report involved the commitment of substantial staff and consultant resources in reviewing hundreds of municipal master plans on file at the Office of State Planning. It is hoped that material provided by counties, municipalities and other participants in the next round of the State planning Cross-acceptance process will enable the Office to not only update, but substantially increase the number of, the implementation techniques and contacts presented in this report.

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LOCAL PLANNING TECHNIQUES THAT IMPLEMENT PROVISIONS OF THE STATE DEVELOPMENT AND REDEVELOPMENT PLAN

INTRODUCTION

New Jersey has a long history both of state planning and of community comprehensive planning. State planning initiatives for parks, public lands water supply, sewage disposal and transportation and utility services were initiated as early as the mid-1930's. By 1956, state planning studies were underway for the Meadowlands and the Pinelands. At the local level, community design and environmental planning in New Jersey includes outstanding examples recognized throughout the country for their imaginative and technical quality, of which Radburn and the Medford Plan are but two. By the mid-1950's, in response to Section 701 of the Federal Housing Act of 1954 authorizing increased federal aid for planning assistance to small communities, more and more local planning efforts were undertaken. The need for planning has been felt locally as increasing numbers of development applications require a systematic basis for standards and guidelines for evaluation and approval; as increasing demands for local services require more detailed fiscal planning and more technically and professionally trained staff; and as accelerated encroachments on natural and community amenities heighten community awareness of the need for conservation measures. Beyond local boundaries, communities need to respond to ever more complex regional water and air quality requirements and affordable housing obligations. Greater public awareness of concerns crossing jurisdictional boundaries requires more cooperation among neighboring jurisdictions and among state, county and local governments. The adoption of the State Development and Redevelopment Plan in June, 1992, with its provisions for on-going cross-acceptance, has provided a new opportunity for such coordination.

This report identifies recent examples of local planning techniques and controls throughout the State that implement provisions of the State Development and Redevelopment Plan, as one means of "provid[ing] local governments with the technical resources and guidance necessary to assist them in developing land use plans and procedures that are based on sound planning information and practice and...facilitat[ing] the development of local plans which are consistent with State plans and programs..." (N.J.S.A. 5218A-196(F)). These planning techniques were identified through a review of the local Master Plans and ordinances that have been provided to the Office of State Planning by local jurisdictions during the past year, and discussions with Area Planning Managers, other staff of the Office of State Planning, County Planning Directors and others. The list is by no means complete, and is, in fact, only the beginning of a cumulative file of effective local planning techniques in use in the state.

Among the examples presented here, there is a great variety in type of community and in level of investment necessary. Agencies range from fully staffed County Planning Departments to Boroughs and Townships with no full-time permanent planning staff. A number of examples are cooperative efforts of one or more local communities, counties and/or state agencies. While some were initiated before the adoption of the State Development and Redevelopment Plan (SDRP) in June, 1992, all have aspects that are compatible with the Plan. **It should be noted, however, that neither inclusion in this report nor inclusion in the Local Planning Tech-**

niques File constitutes either a formal or an informal finding of consistency with the State Development and Redevelopment Plan.

The examples identified here are categorized in terms of their place in the planning process and by their feature or aspect that is most notable or innovative in helping to realize SDRP Goals and Objectives. The first section, The Basis for Planning, consists of data gathering and analysis procedures that provide a strong foundation for planning and for land use controls. The second section, Community Planning and Design, consists of portions of elements of the Plan itself. The third section, Infrastructure Planning and Management, addresses the staging of infrastructure to achieve fiscal efficiency and reinforce community growth and conservation objectives. The fourth section, Incentives and Controls for Guiding Growth, consists of development incentives and land use controls intended to realize community growth and resource management objectives.

The SDRP sets out policies, goals and objectives for Statewide resource planning and management, but "[t]he Municipal Land Use Law..[is]..the principal legal framework for implementation of the State Plan, because it provides municipalities with both planning and regulatory authority.." (SDRP p.133). While effective planning is planning in which all elements are integrally linked, each example in this report is somewhat more closely related to one or more specific plan elements and land use controls defined in the MLUL than to others, as indicated in each section. The MLUL "checklist" at the beginning of each section is intended to help indicate the aspects of local planning to which each example may be most directly relevant.

Before adapting any of these examples for their own use, community officials and staff should consult with such legal, engineering, planning and other professional advisers as may be appropriate to ensure that the adaptation and its implementation will comport with applicable legal, engineering and planning requirements and standards.

THE BASIS FOR PLANNING

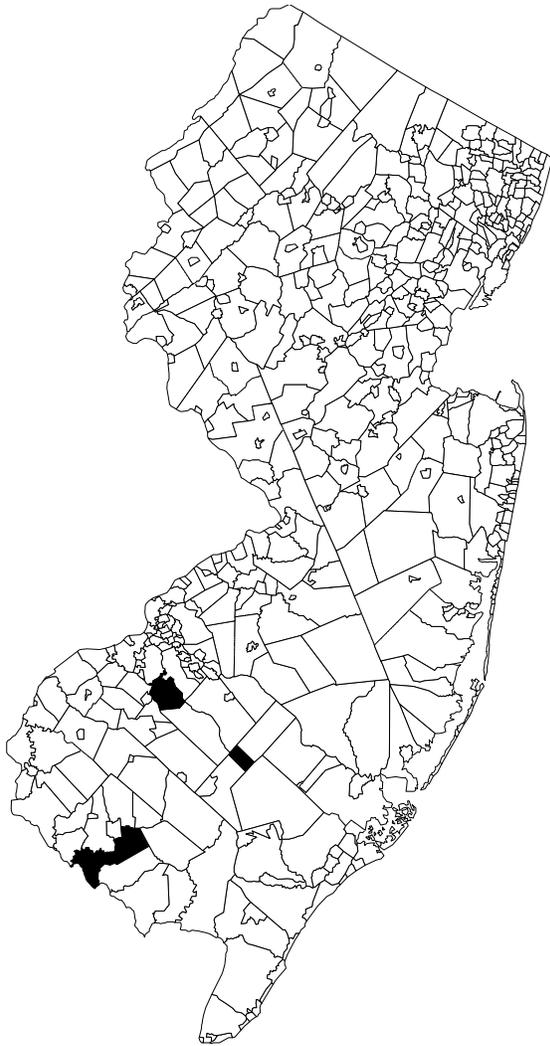
Introduction

Good planning begins with an understanding of the community. Such an understanding must include consideration of existing conditions and trends in the community and the region and systems of which it is a part, and of the values, concerns and goals of community residents. Related General Planning Policies of the State Development and Redevelopment Plan (SDRP) call for:

- adequate professional and technical planning resources to ensure effective planning at all levels of government (Policy 1);
- planning data base sharing (Policy 3);
- integrated and coordinated planning (Policy 6);
- multi-jurisdictional planning (Policy 7);
- an increase in public understanding of local plans and the long- and short-term advantages of planned versus unplanned growth and maintenance versus disinvestment in infrastructure (Policy 11); and
- public participation designed to maximize public involvement at every level of planning activity (Policy 12) (SDRP pp. 16-17).

A technically based plan and regulations rely on the quality of the data and analysis that underlie them. Natural resource inventories, agricultural studies and nitrate dilution capacity calculations are cited in this section in support of Policy 1. The environmental inventories were carried out in part by volunteer effort under the supervision of professional staff, demonstrating that effective data gathering and analysis do not necessarily require costly procedures, if the study design and methods are sound. The agricultural studies are also notable for going well beyond consideration of soil suitabilities and existing farming activities, and taking into consideration the economics of farming in the area. The nitrate dilution method capacity calculations serve as examples of technically based capacity determination.

The SDRP calls for planning data base sharing, integrated and coordinated planning and multi-jurisdictional planning. All of these policies require that data assembled for planning purposes be recorded and stored in a readily retrievable and usable form. Geographic Information Systems in use in various municipalities throughout the State represent a potentially strong tool for recording, sharing and coordinating data. The SDRP calls for increased public understanding of planning and for public participation in state and local planning programs to be designed in such a manner as to maximize public involvement at every level of planning activity. The public participation programs presented here are particularly thorough ones, and were initiated at the very beginning of the planning process.



NATURAL RESOURCE INVENTORIES

Most Closely Related MLUL Elements:

- Statement of Objectives*
- O Land Use Element*
- Housing Plan Element*
- Circulation Plan Element*
- Utility Service Plan Element*
- Community Facilities Plan Element*
- Recreation Plan Element*
- O Conservation Plan Element*
- Economic Plan Element*
- Historic Preservation Plan Element*
- Recycling Plan Element*
- Relationship to Other Plans*
- O Stormwater Management Plan*
- Capital Improvements Program*
- Official Map*
- Subdivision/Site Review Ordinances*
- Zoning*

Examples in New Jersey:

Among New Jersey communities that have prepared Natural Resource Inventories, **Folsom Borough** in Atlantic County and **Fairfield Township** in Cumberland County are particularly notable for the degree to which they relied on volunteer efforts by community residents with guidance, in **Folsom Borough**, from volunteer professional soil scientists and other professional naturalists, and in **Fairfield Township** from County Planning staff. **Fairfield Township's** inventory is also notable for its computer graphics. **Washington Township** in Gloucester County, with a 50/50 Matching Grant from NJDEP's Office of Environmental Services, leveraged the technical assistance provided by the Conservation Foundation with volunteers in the Natural Resource Inventory of the 300 acre Washington Lake Park.

How Do Environmental Inventories Address the Goals and Objectives of the State Development and Redevelopment Plan (SDRP)?

The SDRP calls for "conserv[ing] the State's natural resources by planning the location and intensity of growth to maintain the capacities of natural resource systems and then investing in infrastructure and natural resource protection programs in ways that guide growth according to this planning" (SDRP p. 2). Such a strategy requires careful documentation of resources.

An environmental inventory identifies the natural resources of a community and the natural regions of which it is a part, as the basis for resource management. A well-prepared natural resource inventory provides a sound technical basis for many of the elements of a Master Plan including, in particular, the land use plan element, the conservation plan element, the utility service plan element, the conservation plan element and the stormwater management plan. It also provides a valuable technical reference point for land use controls designed to implement the plan.

Many communities are able to rely on environmental data that has been assembled and analyzed by other agencies in preparing their Master Plans. Largely or substantially developed communities can frequently rely on County Planning Boards for information about their few remaining undeveloped lands. Municipalities that lie within the boundaries of special regional planning areas like the Hackensack Meadowlands or the Pinelands can frequently rely on those planning agencies to provide them with data about their critical environmental features. Other municipalities, particularly those that are largely undeveloped, often need to carry out their own inventories. Typically with modest budgets for planning, such communities must often rely on volunteers to assist in their efforts. Technical assistance and guidance from volunteer professional naturalists, organizations such as the Association of New Jersey Environmental Commissions and from State and County agencies can assure the quality and accuracy of the inventory.

Contacts for More Information:

Folsom Borough, Atlantic County

Judy Fennimore, Chairman, Environmental Commission
Folsom Borough
1335 Mays Landing Road
Folsom, New Jersey 08037
tel (609) 561-3178 fax (609) 561-5821

Washington Township, Gloucester County

John Boyer, Chairman, Environmental Commission
P.O. Box 1106
Turnersville, New Jersey 08012-0876
tel (609) 589-2077 fax (609) 589-9177

Fairfield Township, Cumberland County

Emma Moore, Fairfield Township Clerk
P.O. Box 240
Fairton, New Jersey 08320
tel (609) 451-9284 fax (609) 455-3056

Association of New Jersey Environmental Commissions

300 Mendham Road, P.O. Box 157
Mendham, NJ 07945
tel (201) 539-7547 fax (201) 539-7713

See Appendix A, Directory of Contacts, for County and Office of State Planning Contacts.

Related Documents:

Folsom Borough, Atlantic County

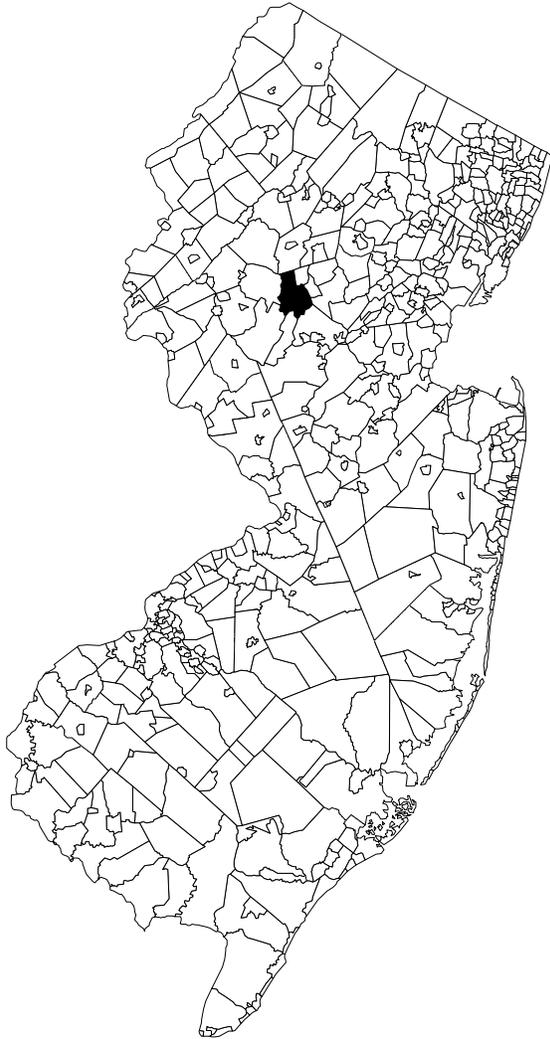
Folsom Borough Environmental Inventory, 1993

Fairfield Township, Cumberland County

Fairfield Township Environmental Resources Inventory, January, 1994

Washington Township, Gloucester County

Natural Resource Inventory, Washington Lake Park, 1993



AGRICULTURAL BASE STUDIES

Most Closely Related MLUL Elements:

- Statement of Objectives*
- O Land Use Element*
- Housing Plan Element*
- Circulation Plan Element*
- Utility Service Plan Element*
- Community Facilities Plan Element*
- Recreation Plan Element*
- O Conservation Plan Element*
- O Economic Plan Element*
- Historic Preservation Plan Element*
- Recycling Plan Element*
- Relationship to Other Plans*
- Stormwater Management Plan*
- Capital Improvements Program*
- Official Map*
- Subdivision/Site Review Ordinances*
- O Zoning*

Example in New Jersey:

Bedminster Township, Somerset County prepared an Agricultural Base Study as part of its recent Master Plan.

How Do Agricultural Base Studies Address the Goals and Objectives of the State Development and Redevelopment Plan (SDRP)?

The SDRP calls for local agencies as well as county and state agencies to address a broad range of issues facing agriculture, including the ways in which agriculture relates to Comprehensive Planning, Infrastructure, Economic Development, Environmental Protection and Human Resources. (SDRP pp. 81-82)

An Agricultural Base Study takes into consideration the economics of agricultural, in addition to soil suitabilities and preservation strategies. The studies of prevailing farming types by county and effective farm sizes by type of farming that formed the basis for Oregon's Agricultural Zoning provides an example elsewhere in the United States.

Studies prepared as a basis for the **Bedminster Township** Master Plan provide a good model for consideration of issues of equity, the environmental impacts and the economics of agriculture. These studies considered lands entering, leaving and qualified for farmland assessment over the past decade; trends in types of agricultural use in the Township annually over the preceding decade; specific levels of agricultural production units at recent five year intervals; and specific factors

affecting the likely success of each type of production. These factors are then related to a series of agricultural retention strategies and the advantages and disadvantages of such strategies.

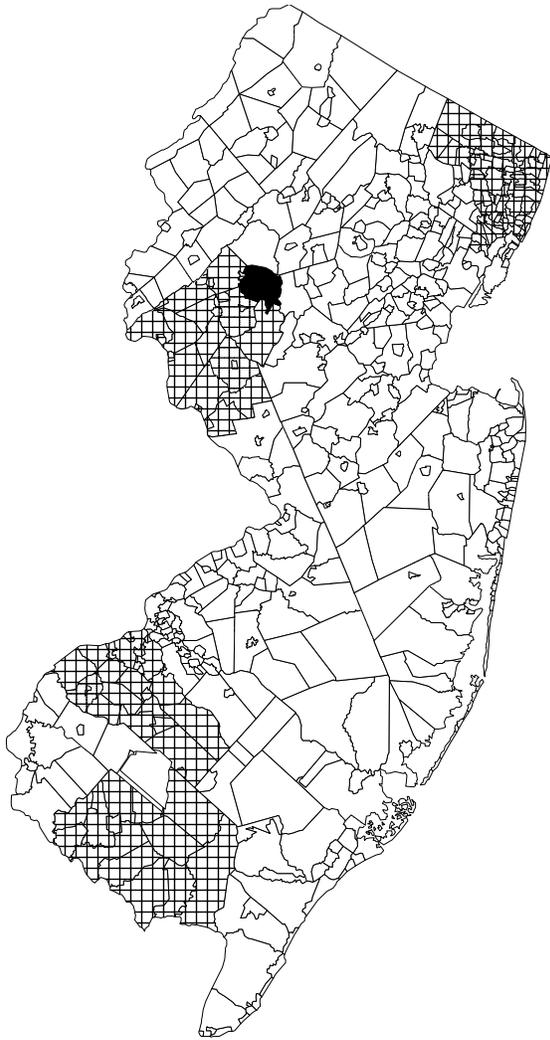
Contacts for More Information:

Dorothy Wilkie, Township Clerk
Bedminster Township
130 Hillside Avenue
Bedminster, New Jersey 07921
tel (908) 234-0333 fax (908) 234-1640

See Appendix A, Directory of Contacts, for County and Office of State Planning Contacts

Related Documents:

Bedminster Township Master Plan, 1991, as amended through 1993



GEOGRAPHIC INFORMATION SYSTEMS

Most Closely Related MLUL Elements:

- Statement of Objectives*
- O Land Use Element*
- Housing Plan Element*
- O Circulation Plan Element*
- O Utility Service Plan Element*
- Community Facilities Plan Element*
- Recreation Plan Element*
- O Conservation Plan Element*
- Economic Plan Element*
- Historic Preservation Plan Element*
- Recycling Plan Element*
- O Relationship to Other Plans*
- Stormwater Management Plan*
- Capital Improvements Program*
- Official Map*
- Subdivision/Site Review Ordinances*
- Zoning*

Examples in New Jersey:

Municipal-County and State-Municipal-County cooperative arrangements are found in various areas of New Jersey for the use of Geographic Information Systems. Examples include **Tewksbury Township and Hunterdon County; Bergen County, Cumberland County and Gloucester County.**

How Do Geographic Information Systems (GIS) Address the Goals and Objectives of the State Development and Redevelopment Plan (SDRP)?

The SDRP calls for "[u]se [of] the most up-to-date information available on the capacities of natural infrastructure, social and economic system.." and notes that "[n]ew planning tools, including computerized data systems such as geographic information systems, make it easier for planners at all levels of government to identify the capacities of the natural and built environments and use them as the basis for planning" (SDRP pp.16-17).

Geographic Information Systems (GIS) or computer mapping systems are a useful tool for planning because of the replicability of data once it has been mapped, and the potential for detailed comparison with other mapped data sets. Their cost and complexity means that the use these systems benefits particularly from intergovernmental cooperation.

Tewksbury Township based its recent Master Plan, adopted in 1994, on computer mapping provided by the County using ArcInfo software. Through cooperation between the **Hunterdon County** Planning Board and **Tewksbury Township**, data regarding parcels, land use, steep slopes, wetlands, soils with severe limitations for on-site septic systems and flood hazard data were compiled for use in the Township Master Plan and for ongoing planning use by the Township and County. The **Bergen County** Department of Planning and Economic Development used Mapinfo, N.J. Department of Labor employment data, N.J. Department of Transportation Zip Code data and TIGER Census data files together with their own research to assist the 617 businesses in the County with more than 100 workers required under the federal Clean Air Act and the N.J. Traffic Congestion and Air Pollution Control Act to participate in an Employee Trip Reduction Program. The purpose of these efforts is to prepare various mapped analyses of transit services available in support of the following: finding transit service "gaps", where apparent transit users are offered sparse travel choices; expanding rail transit where it already exists and where it doesn't; looking at the quality and timing of transit service available as possible indicators for strategies to increase transit ridership and decrease auto use; and in searching for the best points of coordination between how land is used and how transportation either responds or is maximized in its efficiency. **Cumberland County** Department of Planning and Development staff have digitized data regarding endangered species, critical habitats and land use as part of current planning for the Delaware Bay and Estuary. **Gloucester County** is also providing computer mapping assistance to local communities in the County for use in Master Planning.

Contacts for More Information:

Bergen County

Mr. Chester Mattson, Director
Department of Planning and Economic Development
21 Main Street, Room 204 West
Hackensack, New Jersey 07601-7000
tel (201) 646-2896 fax (201) 342-7412
attention: Robert Abbatomaro, Planner

Tewksbury Township, Hunterdon County

Ralph E. Blakeslee III, Township Administration
& Municipal Clerk, Tewksbury Township
60 Water Street
Lebanon, New Jersey 08833
tel (908) 832-5161 fax (908) 832-5480
E-mail Rblakeslee@AOL.com.

Hunterdon County

Susan Hess, Supervising Planner
Hunterdon County Planning Board
County Administration Building
One East Main Street
Flemington, New Jersey 08822-1200
tel (908) 788-1490 fax (908) 788-1662

Gloucester County

Mr. Charles E. Romick, Director
Gloucester County Planning Department
County Office Building
North Delsea Drive
Clayton, New Jersey 08312
tel (609) 863-6661 fax (609) 881-4191

Cumberland County

Mr. Stephen Kehs, Director
Cumberland County Department of Planning and Development
800 East Commerce Street
Bridgeton, New Jersey 08302
tel (609) 453-2175 fax (609) 453-9138

See Appendix A, Directory of Contacts, for Office of State Planning Contacts.

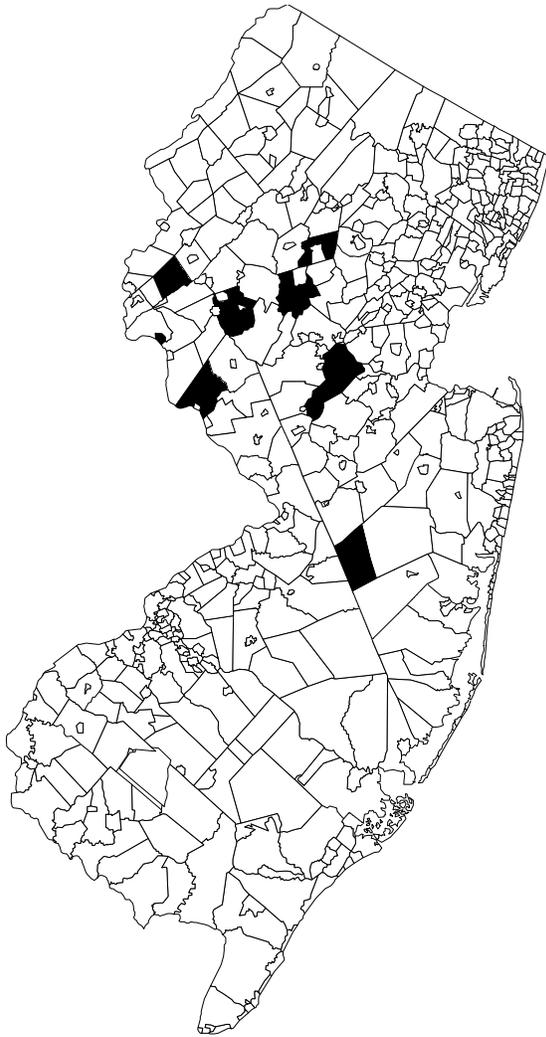
Related Documents:

Tewksbury Township, Hunterdon County

Tewksbury Township Master Plan, 1994

Bergen County

Transit: A Pot of Gold at the End of the Commuting Option Rainbow, Bergen County Department of Planning and Economic Development, Division of Growth Management, 1993
Linking Existing Transit Services to Employers of 100 or More Employees, Bergen County Department of Planning and Economic Development, Division of Growth Management, 1994
Transit Enhancement Strategies and Implementation Techniques: A Plan for Action in Bergen County, New Jersey, Bergen County Department of Planning and Economic Development, Division of Growth Management, 1994



NITRATE DILUTION MODEL CAPACITY CALCULATION

Most Closely Related MLUL Elements:

- Statement of Objectives*
- O Land Use Element*
- Housing Plan Element*
- Circulation Plan Element*
- O Utility Service Plan Element*
- Community Facilities Plan Element*
- Recreation Plan Element*
- O Conservation Plan Element*
- Economic Plan Element*
- Historic Preservation Plan Element*
- Recycling Plan Element*
- Relationship to Other Plans*
- Stormwater Management Plan*
- Capital Improvements Program*
- Official Map*
- O Subdivision/Site Review Ordinances*
- O Zoning*

Examples in New Jersey:

Perhaps the most widely-used technically based method of capacity calculation in New Jersey, the Nitrate Dilution Model, is the basis for determining minimum permitted lot size throughout the Pinelands. Other examples include **Clinton and Delaware Townships** and **Milford Borough** in Hunterdon County, **Mendham Township** in Morris County, **Plumsted Township** in Ocean County, **Bedminster Township**, **Far Hills Borough** and **Franklin Township** in Somerset County, and **Franklin Township** in Warren County.

How Does Capacity Calculation Address the Goals and Objectives of the State Development and Redevelopment Plan (SDRP)?

The SDRP calls for "enhanc[ed] planning capacity at all levels of government, using capacity analyses strategically to guide the location and pattern of growth and promoting cooperation and coordination among counties and municipalities" (SDRP p. 14). "[C]apacity-based planning is, in reality, a matter of logic...public policy should not generate demand that exceeds capacity.." (SDRP p.17).

Capacity calculation is a technically based determination of the level of development that can be accommodated in a municipality beyond which additional growth or activities would harm the integrity of the place and/or impair its ability to function as intended. The Nitrate Dilution Method is used to make this calculation in areas where public sewer is not available and emphasizes impacts upon ground water. Residential densities are identified at which impacts of on-site sewer systems upon groundwater quality will be within an acceptable range as measured against public health standards.

Contacts for More Information:

Bedminster Township, Somerset County

Dorothy Wilkie, Township Clerk
130 Hillside Avenue
Bedminster, New Jersey 07921
tel (908) 234-0333 fax (908) 234-1640

Delaware Township, Hunterdon County

Judith A. Allen, Township Clerk
Township Hall
Sergeantsville, New Jersey 08557
tel (609) 397-3240 fax (609) 397-4893

Franklin Township, Somerset County

Jean M. Pellicane, Township Clerk
475 De Mott Lane
Somerset, New Jersey 08873-2737
tel (908) 873-2500 fax (908) 873-1059

Mendham Township, Morris County

Mary Smith
Mendham Township Environmental Commission
P. O. Box 520
Brookside, New Jersey 07926-0520
tel (201) 543-6334 fax (201) 543-6630

Plumsted Township, Ocean County

Jacquie F. Berger, Township Clerk
2 Cedar Street
New Egypt, New Jersey 08533-0398
tel (609) 758-22412 fax (609) 758-0123

Clinton Township, Hunterdon County

Carol A. Piazza, Township Clerk
1370 Rt 31 N
Annandale, New Jersey 08801-0036
tel (908) 735-8800 fax (908)735-8156

Far Hills Borough, Somerset County

Phyllis M. Stanaback, Borough Clerk
P.O. Box 477
Far Hills, New Jersey 07931-0477
tel (908) 234-0611 fax (908) 234-0918

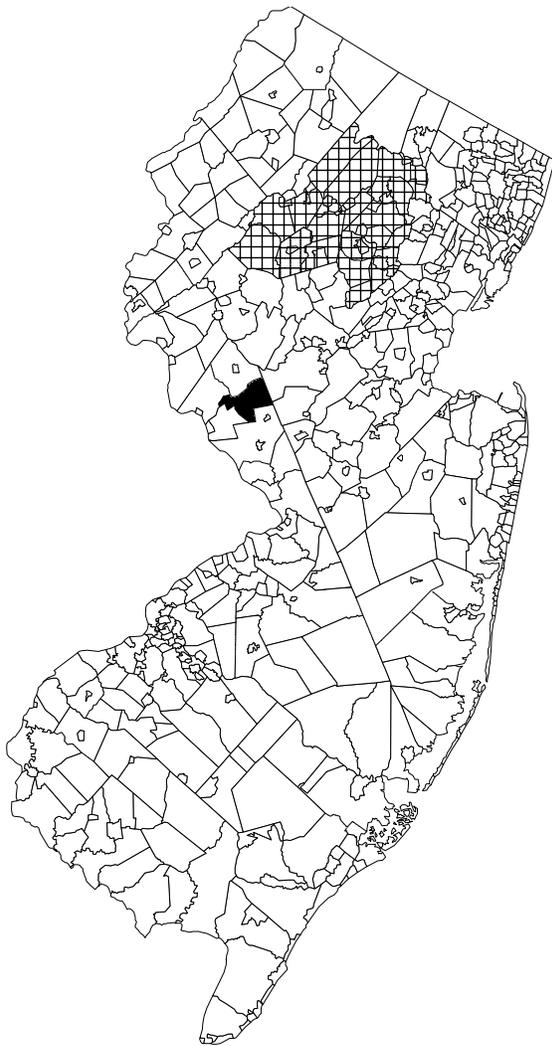
Franklin Township, Warren County

Audrey M. Schmidt, Township Clerk
P.O. Box 547
Broadway, New Jersey 08808-0547
tel (908) 689-3994 fax (908) 689-5803

Milford Borough, Hunterdon County

Noralie La Fevre, Borough Clerk
P.O. Box 507
Milford, New Jersey 08848-0507
tel (908) 995-4323 fax (908) 995-2343

See Appendix A, Directory of Contacts, for County and Office of State Planning Contacts



BUILD-OUT ANALYSIS

Most Closely Related MLUL Elements:

- Statement of Objectives*
- Land Use Element*
- Housing Plan Element*
- Circulation Plan Element*
- Utility Service Plan Element*
- Community Facilities Plan Element*
- Recreation Plan Element*
- Conservation Plan Element*
- Economic Plan Element*
- Historic Preservation Plan Element*
- Recycling Plan Element*
- Relationship to Other Plans*
- Stormwater Management Plan*
- Capital Improvements Program*
- Official Map*
- Subdivision/Site Review Ordinances*
- Zoning*

Examples of Build-Out Analyses in New Jersey:

Morris County and **East Amwell Township**, Hunterdon County,

How Do Build-Out Analyses Address the Goals and Objectives of the State Development and Redevelopment Plan (SDRP)?

The SDRP states that the "General Plan Strategy is to achieve all State Planning Goals by coordinating public and private actions to guide future growth into compact forms of development and redevelopment, located to make the most efficient use of infrastructure systems and to support the maintenance of capacities in infrastructure, environmental, natural resource, fiscal, economic and other systems" (SDRP p.3). SDRP also calls for "[p]romot[ing] the public's understanding of local plans and the long and short-term advantages of planned versus unplanned growth.." (SDRP p.17).

One of the most useful tools for identifying the steps that a community needs to take to achieve these goals is a Build-Out Analysis. A Build-Out Analysis illustrates the form and pattern that development can be expected to take under a continuation of current trends and the manner and degree to which this form and pattern are contrary to planning goals. A

description and illustrations of the consequences of a continuation of current trends help to identify the kinds of action that are needed and to build public support for these measures.

The Build-Out Analysis for **East Amwell Township** was prepared in 1992 as a part of the basis for their 1993 Master Plan Amendment. Each property was considered developable under the provisions of the zoning district within which it was located. Development projects currently under construction or review were assumed to be built as planned. Environmental constraints and access limitations were taken into account. The analysis assumed that all residential and non-residential development would rely on individual on-site septic systems. Build-Out under the analysis would result in a population increase of 149% from the Township's 1990 level. While in 1992, it was estimated that 16.5% of the township land area was developed, Build-Out would increase that percentage to 74%, mostly housing, and would leave only 18% of the total township land area a permanently preserved open space.

The **Morris County** Department of Planning and Development prepared a residential Build-Out Analysis for the entire County in 1991 and has updated and refined the Analysis annually since then. The Analysis addresses all vacant parcels zoned for residential use and takes into account zoning and the primary principal uses in each of the County's 39 municipalities. The Analysis is based on numerical unmapped municipal tax records by parcel. As the County's GIS computer mapping system evolves, it will be possible to incorporate environmental and adjacency conditions in the Analysis. The County is currently developing a non-residential Build-Out Analysis method.

Contacts for More Information:

East Amwell Township, Hunterdon County

Kenneth B. Maugle Ed D., Planning Board Chair
East Amwell Township
1070 Route 202/31
Ringoes, New Jersey 08551
tel (908) 782-8536 fax (908) 782-1967

Morris County

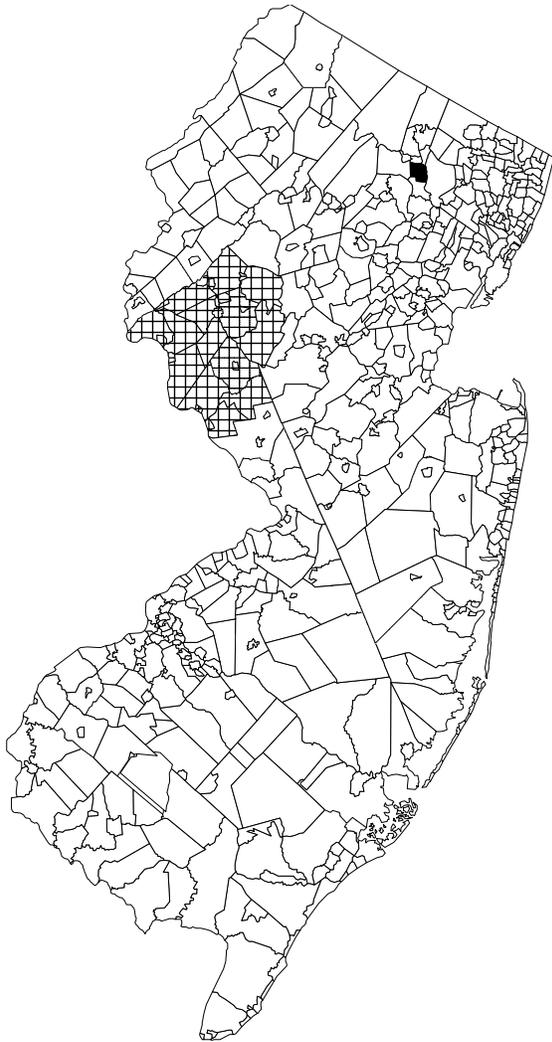
Ray Zabihach, Director
Morris County Planning Board
Department of Planning and Development
P. O. Box 900
Morristown, New Jersey 07963
tel (201) 829-8120 fax (201) 326-9025
attention: Christine Marion

See Appendix A, Directory of Contacts, for County and Office of State Planning Contacts

Related Documents:

East Amwell Township, Hunterdon County

East Amwell Township Master Plan Amendment, December, 1993



COMMUNITY PARTICIPATION PROGRAMS

Most Closely Related MLUL Elements:

- O Statement of Objectives*
- Land Use Element*
- Housing Plan Element*
- Circulation Plan Element*
- Utility Service Plan Element*
- Community Facilities Plan Element*
- Recreation Plan Element*
- Conservation Plan Element*
- Economic Plan Element*
- Historic Preservation Plan Element*
- Recycling Plan Element*
- Relationship to Other Plans*
- Stormwater Management Plan*
- Capital Improvements Program*
- Official Map*
- Subdivision/Site Review Ordinances*
- Zoning*

Examples of Community Participation Programs in New Jersey:

There is a wide range in approach to community participation among municipalities throughout the state. The most successful approaches are those which incorporate participation as part of preparation of the Master Plan. **Randolph Township**, Morris County and **Hunterdon County** included particularly complete Community Participation Processes as part of preparation of their current Master Plans.

How Do Community Participation Programs Address the Goals and Objectives of the State Development and Redevelopment Plan (SDRP)?

The SDRP states that "[t]he essential element of Statewide Policies for comprehensive planning is to promote planning for the public's benefit, and with strong public participation..." (SDRP p. 14).

Randolph Township made particularly extensive use of community participation in developing their Master Plan. As described in Volume II of the Plan, they use three methods of Community participation: Nominal Group Technique, Public Survey and Citizen Advisory Committees. The Plan itself incorporated comments received during the process.

The nominal group meeting, attended by the Planning Board, consultants, and approximately 50 members of the public and citizens groups, served to highlight important issues which could be translated into master plan goals and objectives. Concerns including negative and positive community characteristics and general issues were identified and then ranked in importance based on a secret ballot among all meeting participants. The public survey was a four page questionnaire sent to a systematic sample of households in the municipality. 191 surveys were mailed. 132 surveys were completed and returned, for a 75% response rate. The survey asked several questions to determine demographic characteristics of respondents, including number of years lived in the Township and household size and ages. The survey sought a ranking of planning objectives, response to alternative forms of development and general comments. Four Citizens Advisory Committees were formed to further encourage citizen participation in the Master Plan process. Each of the committees addressed one of the following subjects: 1) Transportation and Circulation, 2) Housing and Community Facilities, 3) Economic development and Land Use, and 4) Parks, Open Space, Recreational and Leisure Activities. At least eight residents served on each committee with one Planning Board member and Township staff assisting. Each committee met at least three times during the planning process and contributed significantly to the recommendations of the Plan, as adopted.

The **Hunterdon County** Planning Board carried out a two-part public outreach program as part of the basis for preparation of a new Master Plan to update its 1986 Growth Management Plan. The first part was a survey distributed to local planning boards, environmental commissions and selected special interest groups. The second, more general in nature, was a public opinion survey distributed to 5000 randomly selected households throughout the County. Distribution of the survey was followed by a series of regional meetings with groups of local planning board representatives and interested citizens to discuss the 1986 Growth Management Plan as well as the public opinion survey results. These are only the first two steps of an ongoing county-wide outreach program planned by the County Planning Board.

Contacts for More Information:

Randolph Township, Morris County

Richard Gulick, Planner
502 Milbrook Avenue
Randolph, New Jersey 07869-3799
tel (201) 989-7100 fax (201) 989-7076

Hunterdon County

Caroline J. Swartz, Principal Planner
Hunterdon County Planning Board
County Administration Building
One East Main Street
Flemington, New Jersey 08822-1200
tel (908) 788-1490 fax (908) 788-1662

See Appendix A, Directory of Contacts, for County and Office of State Planning Contacts

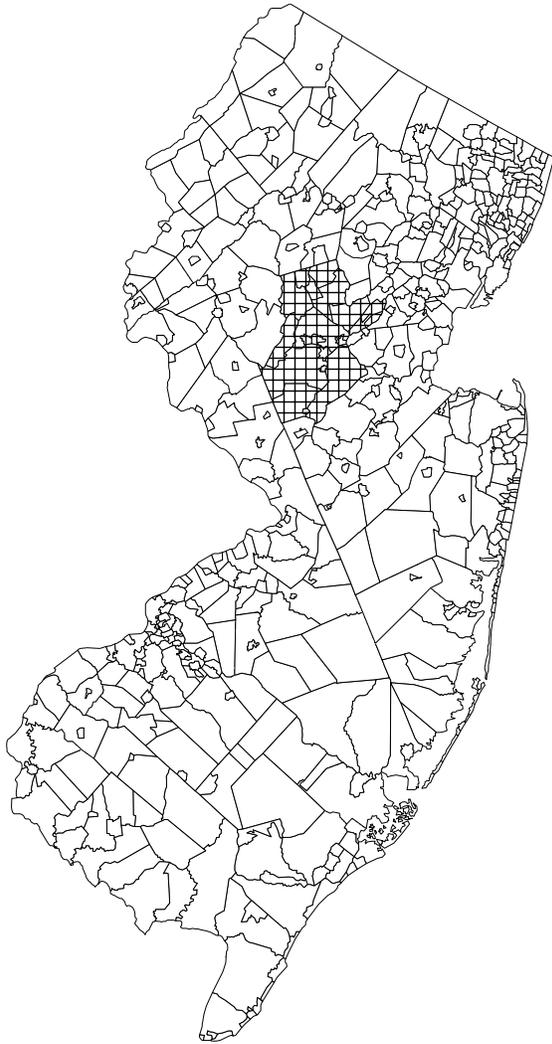
Related Documents:

Randolph Township, Morris County

Randolph Township Master Plan, Volumes I and II, 1992

Hunterdon County

Quality of Life Concerns and Planning Issues in Hunterdon County Public Sentiment and Growth Management Implications, September, 1994



PLANNING EDUCATION PROGRAMS

Most Closely Related MLUL Elements:

- O Statement of Objectives*
- Land Use Element*
- Housing Plan Element*
- Circulation Plan Element*
- Utility Service Plan Element*
- Community Facilities Plan Element*
- Recreation Plan Element*
- Conservation Plan Element*
- Economic Plan Element*
- Historic Preservation Plan Element*
- Recycling Plan Element*
- Relationship to Other Plans*
- Stormwater Management Plan*
- Capital Improvements Program*
- Official Map*
- Subdivision/Site Review Ordinances*
- Zoning*

Example of Planning Education Programs in New Jersey:

Somerset County's Planning Board has established planning education programs used primarily in elementary schools in the County. The New Jersey Planning Officials organization conducts training programs throughout New Jersey for citizen and professional planners and planning board members.

How Do Planning Education Programs Address the Goals and Objectives of the State Development and Redevelopment Plan (SDRP)?

The SDRP calls for "adequate planning education and training for...citizen planners.." (SDRP p.16), and "[p]romot[ion of] the public's understanding of local plans and the long- and short-term advantages of planned versus unplanned growth.." (SDRP p.17).

Each year, during National County Government Week, the Somerset County Planning Board sponsors a Planning Education Program in the schools, taking a program to a different school system each year. Special lesson plans are prepared for use at elementary schools. Recently, it was possible to take the program to a School District in a community that was just about to undertake preparation of a Master Plan, allowing students' ideas to be incorporated in consideration

of community goals and objectives. County staff also hold a special retreat each year with all County Planning Board members to review the Board's role and responsibilities and to prioritize the Work Program for the following year.

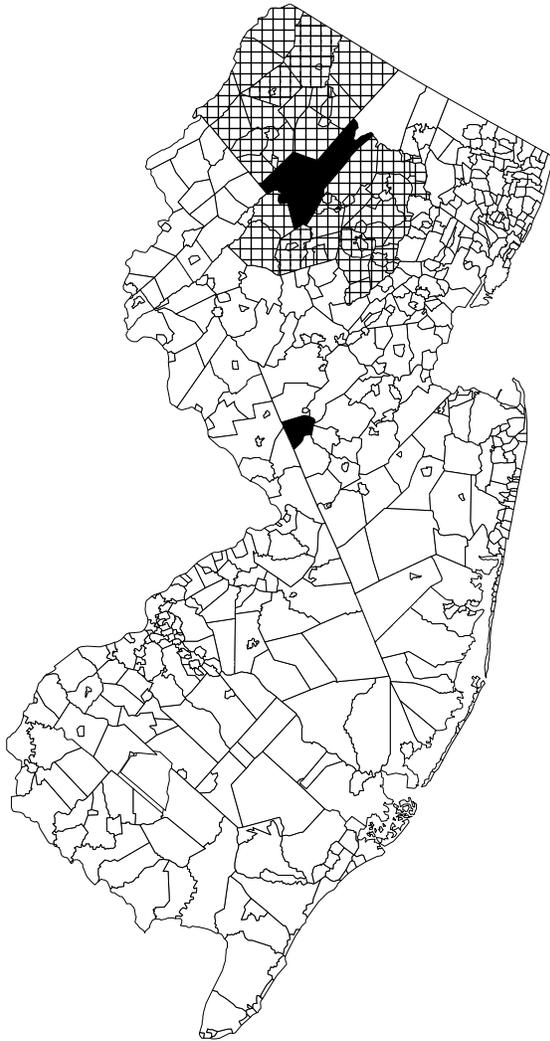
New Jersey Planning Officials, founded in 1938, is a non-profit, tax-exempt organization providing educational services, support and information to municipal planning boards and zoning boards of adjustment. In addition to its conferences and training programs, NJPO publishes a newsletter and reference works, provides advice to municipal planning boards and zoning boards of adjustment, and encourages the development of regional, county and state planning as an aid to local planning.

Contacts for More Information:

Robert Bzik, Director
Somerset County Planning Board
Administration Building
20 Grove Street
Somerville, New Jersey 08876
tel (908) 231-7021 fax (908) 707-4127

New Jersey Planning Officials
P.O. Box 7113
Watchung, New Jersey 07060
tel (908) 412-9592 fax (908) 753-5123

See Appendix A, Directory of Contacts, for County and Office of State Planning Contacts



JOINT MUNICIPAL PLANNING AND REGIONAL PLANNING BOARDS

Most Closely Related MLUL Elements:

- Statement of Objectives*
- Land Use Element*
- Housing Plan Element*
- Circulation Plan Element*
- Utility Service Plan Element*
- Community Facilities Plan Element*
- Recreation Plan Element*
- Conservation Plan Element*
- Economic Plan Element*
- Historic Preservation Plan Element*
- Recycling Plan Element*
- O Relationship to Other Plans*
- Stormwater Management Plan*
- Capital Improvements Program*
- Official Map*
- Subdivision/Site Review Ordinances*
- Zoning*

Example of Joint Municipal Planning/Regional Planning Boards in New Jersey:

Examples of Joint Municipal Planning by regional Planning Boards in New Jersey include the Lake Hopatcong Planning Board, the Lake Musconetcong Regional Planning Board and the Princeton Regional Planning Board. The former two are advisory, while the latter has jurisdiction over most of the planning matters of its constituent municipalities.

How Does/Do Joint Municipal Planning/Regional Planning Boards Address the Goals and Objectives of the State Development and Redevelopment Plan (SDRP)?

The SDRP calls for "multi-jurisdictional planning programs that will help to achieve fiscal efficiencies in the delivery of public services and assure compatibility with plans of adjacent communities" (SDRP p.16). The MLUL enables two or more municipalities to adopt similar ordinances to exercise, jointly, the powers of planning and land use control, or to establish a regional planning board for regional and joint administrative functions.

The Lake Hopatcong Regional Planning Board, established in 1966, consists of representatives of four municipalities, two counties (see below), an appointee of the N.J. Department of Environmental Protection and a representative of the N.J. DEP Division of Parks and Forestry. The Lake, which is the primary concern of the Board, is an aquatic park. The Board

has prepared a natural resources inventory of the lake, a model ordinance addressing pier and dock construction and a lake quality management and restoration plan, and has established a water quality monitoring program and a public education program to fight non-source pollution and eutrophication. The Lake Musconetcong Regional Planning Board, formed in 1989, consists of representatives of four municipalities (see below). The Board advises the four municipalities regarding land use matters affecting the lake, stormwater management and other issues affecting the quality of the lake.

The Princeton Regional Planning Board has been in existence for more than twenty years. It consists of representatives of Princeton Borough and Princeton Township and has jurisdiction over the Master Plans of the two communities and, except for certain conditions site plan and subdivision approvals for its member municipalities. The Board has facilitated cooperation regarding affordable housing, siting of schools and other public uses, preservation of the Borough's downtown, cooperation regarding policies affecting the Route 1 Corridor, and creation of open space and recreational "connectedness".

Contacts for More Information:

Lake Hopatong Planning Board

Hopatong Borough, Sussex County

Frank Bastone, Administrator
111 River Styx Road
Hopatong, New Jersey 07843
tel (201) 770-1200 fax (201) 770-0301

Jefferson Township, Morris County

Robert Cutter, Administrator
1033 Weldon Road
Lake Hopatong, New Jersey 07849-2211
tel (201) 697-1500 fax (201) 697-8090

Mount Arlington Borough, Morris County

Mary Secola, Township Clerk
526 Altenbrand Avenue
Mt. Arlington, New Jersey 07856
tel (201) 398-6832 fax (201) 398-8662

Roxbury Township, Morris County

Gary A. Webb, Township Manager
72 Eyland Avenue
Succasunna, New Jersey 07876
tel (201) 927-2000 fax (201) 927-4323

Lake Musconetcong Regional Planning Board

Byram Township, Sussex County

Ronald F. Gatti, Manager
10 Mansfield Drive
Stanhope, New Jersey 07874
tel (201) 347-2500 fax (201) 347-0502

Netcong Borough, Morris County

Dolores Dalessandro, Borough Clerk
23 Maple Avenue
Netcong, New Jersey 07857-1111
tel (201) 347-0252 fax (201) 347-3020

Stanhope Borough, Sussex County

John Arntz, Administrator
P. O. Box 356
Stanhope, New Jersey 07874-0356
tel (201) 347-0159 fax (201) 691-4952

Roxbury Township, Morris County

Gary A. Webb, Township Manager
72 Eyland Avenue
Succasunna, New Jersey 07876
tel (201) 927-2000 fax (201) 927-4323

Princeton Regional Planning Board

Princeton Borough, Mercer County

Thomas B. Shannon, Administrator
P. O. Box 390
1 Monument Circle
Princeton, New Jersey 08542-0390
tel (609) 924-3118 fax (609) 924-9714

Princeton Township, Mercer County

James J. Pascale, Administrator
369 Witherspoon Street
Princeton, New Jersey 08540-3284
tel (609) 924-5704 fax (609) 497-9101

See Appendix A, Directory of Contacts, for County and Office of State Planning Contacts

COMMUNITY PLANNING AND DESIGN

Introduction

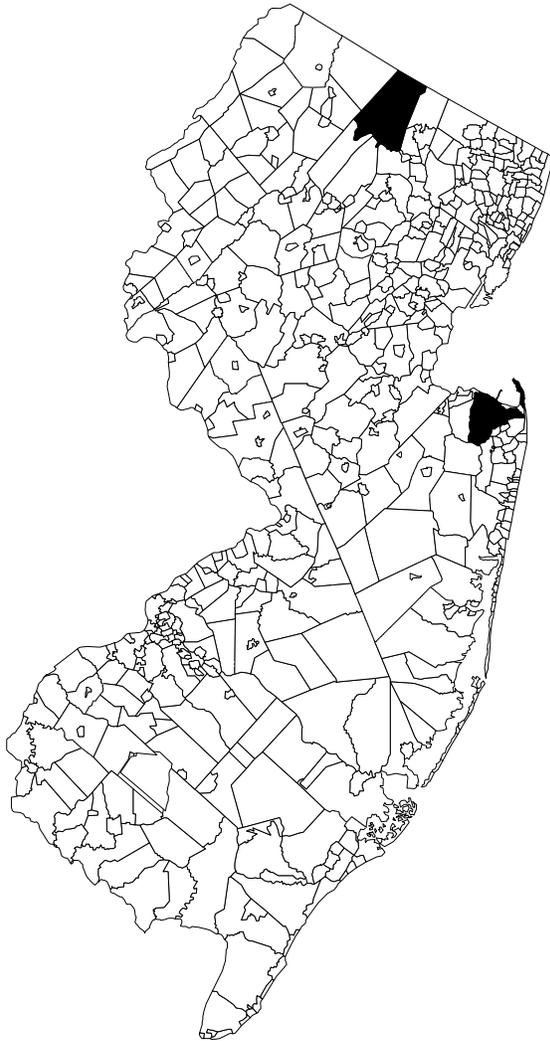
At its best, Community Planning and Design places a high value on responsiveness to an understanding of community character. It aims to guide growth and development in such a way as to enhance unique community features and to create or reinforce "communities of place". Features of community design for which examples of local planning initiatives are presented here include centers, scenic corridors, historic districts, open space programs and plans addressing other physical features of a community.

Centers are the "compact forms of development" that form the key organizing principle not only for growth and development in the state (SDRP p. 4), but also for revitalization of older developed areas (SDRP p. 7). The SDRP states that "[t]he Centers concept is the design framework from which Communities of Place will evolve if the Centers are carefully planned and maintained over the years ahead. A Center can be either an existing or a planned new place. Regardless, Centers are made up of two components: a central core of public and private services and a 'development' area surrounding the core" (SDRP p.23). Examples presented here represent different approaches to planning for centers.

Corridors are important design features recognized by the SDRP, taking such specific forms and fulfilling such specific functions as transportation corridors, woodland corridors and stream corridors supportive of biological diversity (SDRP p. 70), and scenic corridors, of which "New Jersey's topography provides the State with an ample number.." (SDRP p. 60). Particularly effective examples of scenic corridor planning are presented in this section.

Historic District Planning and Design, with its emphasis on celebrating the distinctive character of an existing community or center is by definition highly compatible with the SDRP's objective of enhancing or reinforcing "communities of place."

Open Space is viewed as essential to biological diversity and important for recreation, and also as a system of community and regional design features, of "diverse landscapes..." and "Greenway/Blueway Public Open Space Linkages..." (SDRP pp. 69, 71).



TOWN AND VILLAGE CENTERS

Most Closely Related MLUL Elements:

- Statement of Objectives*
- O Land Use Element*
- O Housing Plan Element*
- O Circulation Plan Element*
- O Utility Service Plan Element*
- O Community Facilities Plan Element*
- O Recreation Plan Element*
- O Conservation Plan Element*
- Economic Plan Element*
- Historic Preservation Plan Element*
- Recycling Plan Element*
- Relationship to Other Plans*
- Stormwater Management Plan*
- O Capital Improvements Program*
- Official Map*
- Subdivision/Site Review Ordinances*
- O Zoning*

Examples of Planning for Town and Village Centers in New Jersey:

Examples of communities that have planned or are planning for Town and Village Centers include **West Milford Township** in Passaic County, and **Middletown Township** in Monmouth County.

How Does Planning for Town and Village Centers Address the Goals and Objectives of the State Development and Redevelopment Plan (SDRP)?

The SDRP states that "Villages are compact primarily residential communities that offer basic consumer services for their residents and nearby residents.." (SDRP, p.97).

Communities that plan for Town and Village Centers not only structure their Master Plans in support of State Plan Goals and Objectives, but also build a strong case for center designation by the State Planning Commission. The **Middletown Township** Plan gives particular attention to a variety of types of centers: a new Town Center, a suburban retail area, and traditional crossroads settlements. The Plan calls for design and maintenance standards and conditions and incentives for redevelopment and for improved pedestrian access for strip commercial centers; seed money for private improvements and incentives for reinvestment in neighborhood centers, once again with an emphasis on pedestrian access; and planning for the establishment of a Town Center within a community that has no such center and no distinct identity at present. **West**

Milford is undertaking a demonstration compact community computer-aided design visioning project with the Regional Plan Association (RPA). RPA intends to develop a prototype for planning compact manageable growth in centers in the Highlands Region, while preserving that watershed's environmental and open space resources.

Contacts for More Information:

Middletown Township, Monmouth County:

Anthony P. Mercantante, Director of Planning and Development
Middletown Township
1 King's Highway
Middletown, New Jersey 07748-2085
tel (908) 615-2014 fax (908) 957-9090

West Milford Township, Passaic County:

William Drew, Planning Director
West Milford Township
1480 Union Valley Road
West Milford, New Jersey 07480-1303
tel (201) 728-2796 fax (201) 728-2704

Linda Morgan, Director
Regional Plan Association
744 Broad Street, Suite 1501
Newark New Jersey 07102-1357
tel (201) 623-1133 fax (201) 623-1606

See Appendix A, Directory of Contacts, for County and Office of State Planning Contacts

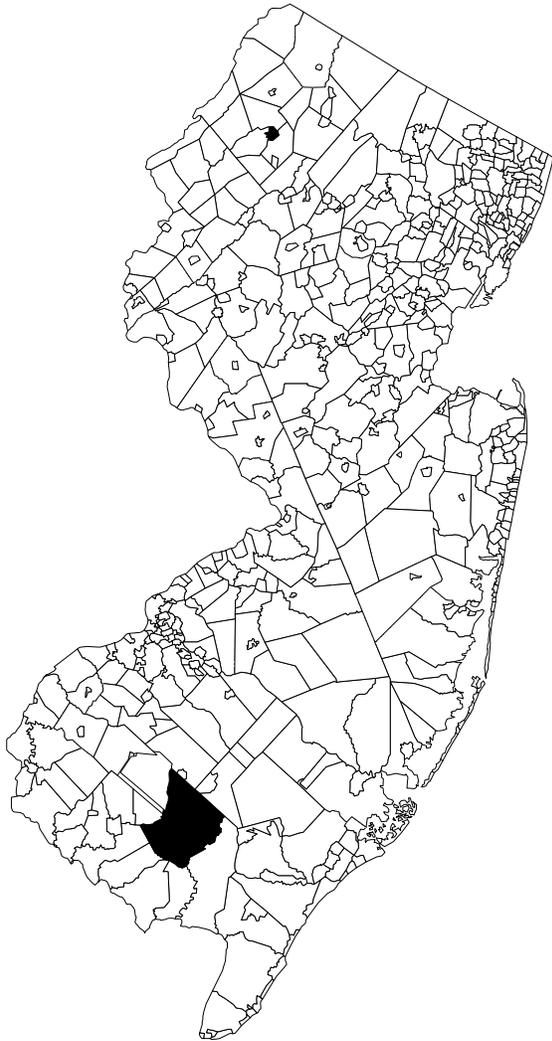
Related Documents:

Middletown Township, Monmouth County:

Middletown Township Master Plan, 1993

West Milford Township, Passaic County:

Regional Plan Association Memorandum, Community Design Visioning Project 2/9/95



REGIONAL CENTERS

Most Closely Related MLUL Elements:

- Statement of Objectives*
- O Land Use Element*
- O Housing Plan Element*
- O Circulation Plan Element*
- O Utility Service Plan Element*
- O Community Facilities Plan Element*
- O Recreation Plan Element*
- Conservation Plan Element*
- Economic Plan Element*
- Historic Preservation Plan Element*
- Recycling Plan Element*
- Relationship to Other Plans*
- Stormwater Management Plan*
- O Capital Improvements Program*
- Official Map*
- Subdivision/Site Review Ordinances*
- O Zoning*

Examples of Planning for Regional Centers in New Jersey:

Examples of communities that have planned or are planning for Regional Centers include the cities of **Vineland** and **Millville** in Cumberland County and the Town of **Newton** in Sussex County.

How Does Planning for Regional Centers Address the Goals and Objectives of the State Development and Redevelopment Plan (SDRP)?

Regional Centers, as defined by the SDRP, may be either existing or new, but in either case functions as a "focal point for the economic, social and cultural activities of its...region...with a compact mixed-use (e.g. commercial, office, industrial, public) core and neighborhoods offering a wide variety of housing types..." (SDRP,p.97). The SDRP states that the location of "[b]oth existing and planned Regional Centers...in major transportation corridors should be determined through comprehensive, multi-jurisdictional corridor plans, developed cooperatively by municipalities and counties within the corridor..." (SDRP p.96). Careful and thoughtful local master planning can serve as an important first step in Regional Center planning and design.

Communities that plan for centers not only structure their Master Plans in support of State Plan Goals and Objectives, but also build a strong case for center designation by the State Planning Commission. **Newton** in Sussex County and **Vineland**

and **Millville**, jointly, in Cumberland County have been designated as Regional Centers by the State Planning Commission. **Vineland** coordinated with the neighboring city of **Millville** to plan a joint Regional Center. The Center includes the long-established Central Business Districts of both cities. The existing boundaries of Newton, the county seat since 1751 and location of the county college, a full-service hospital and the center of economic activity in Sussex County, are also its Regional Center boundaries.

Contacts for More Information:

Newton Town, Sussex County

Camille Furgiuele, Town Manager
39 Trinity Street
Newton, New Jersey 07860-1800
tel (201) 383-3523 fax (201) 383-8961

Vineland City, Cumberland County:

Robert L. Hartsell, Jr., Planning Board Chairman
City of Vineland
640 Wood Street
Vineland, New Jersey 08360-3865
tel (609) 794-4000 fax (609) 794-4327

See Appendix A, Directory of Contacts, for County and Office of State Planning Contacts

Related Documents:

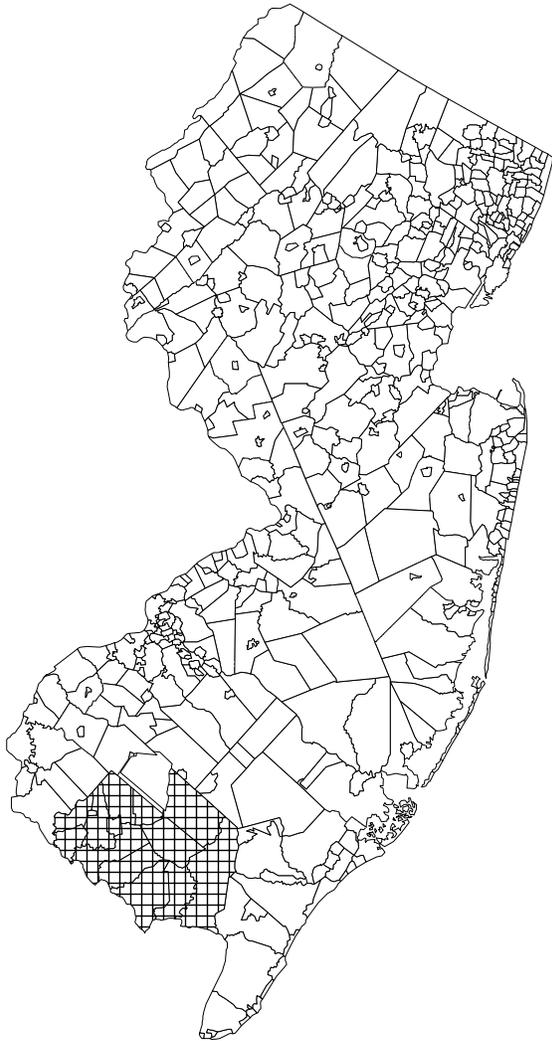
Newton Town, Sussex County

Newton Town Master Plan Update, 1984

Vineland City, Cumberland County:

City of Vineland Master Plan, adopted 1991

Petition for Center Designation under the New Jersey State Development and Redevelopment Plan; Regional Center within the Cities of Millville and Vineland, December, 1993



SCENIC WATERWAY CORRIDOR PLANS

Most Closely Related MLUL Elements:

- Statement of Objectives*
- O Land Use Element*
- Housing Plan Element*
- O Circulation Plan Element*
- Utility Service Plan Element*
- Community Facilities Plan Element*
- O Recreation Plan Element*
- O Conservation Plan Element*
- Economic Plan Element*
- O Historic Preservation Plan Element*
- Recycling Plan Element*
- Relationship to Other Plans*
- Stormwater Management Plan*
- O Capital Improvements Program*
- Official Map*
- O Subdivision/Site Review Ordinances*
- O Zoning*

Example of Scenic Waterway Corridor Plans in New Jersey:

The Maurice River Local Management Plan in **Cumberland County** is an example of a Scenic Waterway Corridor.

How Do Scenic Waterway Corridor Plans Address the Goals and Objectives of the State Development and Redevelopment Plan (SDRP)?

The SDRP calls for "Identification and delineation...Protection and Preservation of Scenic Corridors" (SDRP p.61).

The Maurice River Plan, prepared by the Cumberland County Department of Planning and Development, addresses the related areas of Commercial and Maurice River Townships, and the Cities of Millville and Vineland in **Cumberland County** and Buena Vista Township in Atlantic County. The plan addresses a wide range of issues and concerns related to the River and its tributaries including environmental conservation as well as protection and enhancement of scenic and historic resources. The River Management Plan is the result of the wish of local governments to rely exclusively on local controls to manage river resources, a federally designated Wild and Scenic River as of December, 1993. The Plan defines a River Conservation Zone Overlay covering an area generally one-quarter mile from the river centerline on either side. The overlay is recommended to supplement existing zoning in each of the five municipalities. The zone includes two

districts, a Development District which corresponds generally with existing towns and settlements, and a Resource Protection District. The Resource Protection District provides for a five acre minimum lot size; minimum lot frontage and setbacks from the river for buildings and septic systems; vegetative filters and buffer strips; limits on vegetative clearing and land uses; and clustering options for development. Buena Vista Township's controls already conform to the requirements of the Overlay, because of its location within the Pinelands. Each of the other municipalities is modifying its ordinances to conform with the plan.

Contacts for More Information:

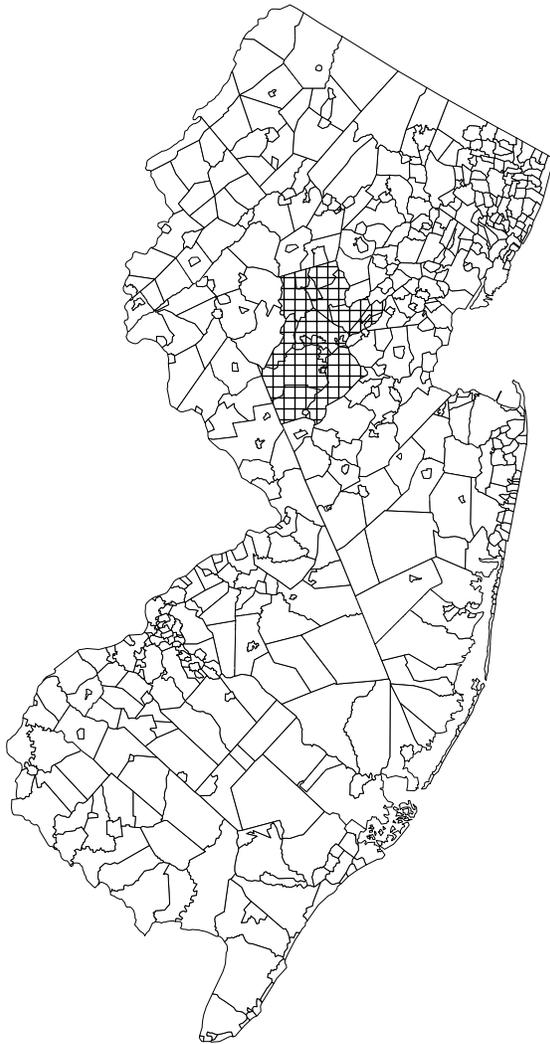
Stephen Kehs, Director
Cumberland County Department of Planning and Development
800 East Commerce Street
Bridgeton, New Jersey 08302
tel (609) 453-2175 fax (609) 453-9138

See Appendix A, Directory of Contacts, for Office of State Planning Contacts.

Related Documents:

*Cumberland County
The Local Management Plan for the Maurice River and its Tributaries, prepared by the Cumberland County
Department of Planning and Development, Bridgeton, New Jersey, July, 1991*

*The Maurice River and its Tributaries: Wild and Scenic River Study, Final Study Report, National Park Service,
November, 1993.*



SCENIC ROADWAY CORRIDOR PLANS

Most Closely Related MLUL Elements:

- Statement of Objectives*
- O Land Use Element*
- Housing Plan Element*
- O Circulation Plan Element*
- Utility Service Plan Element*
- Community Facilities Plan Element*
- O Recreation Plan Element*
- O Conservation Plan Element*
- Economic Plan Element*
- Historic Preservation Plan Element*
- Recycling Plan Element*
- Relationship to Other Plans*
- Stormwater Management Plan*
- O Capital Improvements Program*
- Official Map*
- O Subdivision/Site Review Ordinances*
- O Zoning*

Example of Scenic Roadway Corridor Plans in New Jersey:

The **Somerset County** Scenic Corridor and Roadway Study is an example of a Scenic Roadway Plan.

How Do Scenic Roadway Corridor Plans Address the Goals and Objectives of the State Development and Redevelopment Plan (SDRP)?

The SDRP calls for "Identification and delineation...Protection and Preservation of Scenic Corridors" (SDRP p.61).

The **Somerset County** Scenic Corridor and Roadway Study is a County-wide plan which has as its central goal preservation of "the visual and scenic values of the rural landscape, while giving due consideration to the rights of property-owners" (p.5). The Scenic Roadway and Corridor designation criteria were developed by county staff after a review and study of viewshed protection ordinances and scenic roads programs and designation criteria in use in other states and by various federal agencies. Fifteen Scenic Roadways and fourteen Scenic Corridors in Somerset County were identified in the study as valuable and unique visual resources. The study recommends that municipalities, in updating their Master Plans, ensure that policies contained in the Circulation, Conservation and Historic Preservation Elements and

related zoning and subdivision controls are consistent with the Study's goals. Zoning overlays defining and protecting viewsheds are recommended along designated scenic roadways and corridors. The standards and design guidelines, including lessened cartway and right-of-way widths, have been incorporated in the County Land Development Review process and the Traffic Bridge and Road Handbook. Franklin, Bedminster and Montgomery Townships have incorporated scenic roadway designations in their plans.

A statewide Scenic Byways Program, which provides assistance to local agencies and organizations in preparing "scenic byway management plans," is currently being developed by the N.J. Department of Transportation in association with the N.J. Office of State Planning, the N.J. Department of Environmental Protection, and the N.J. Department of Commerce.

Contacts for More Information:

Robert P. Bzik AICP/PP, Director of Planning
Somerset County Planning Board
Administration Building
20 Grove Street
Somerville, New Jersey 08876
tel (908) 231-7021 fax (908) 707-4127

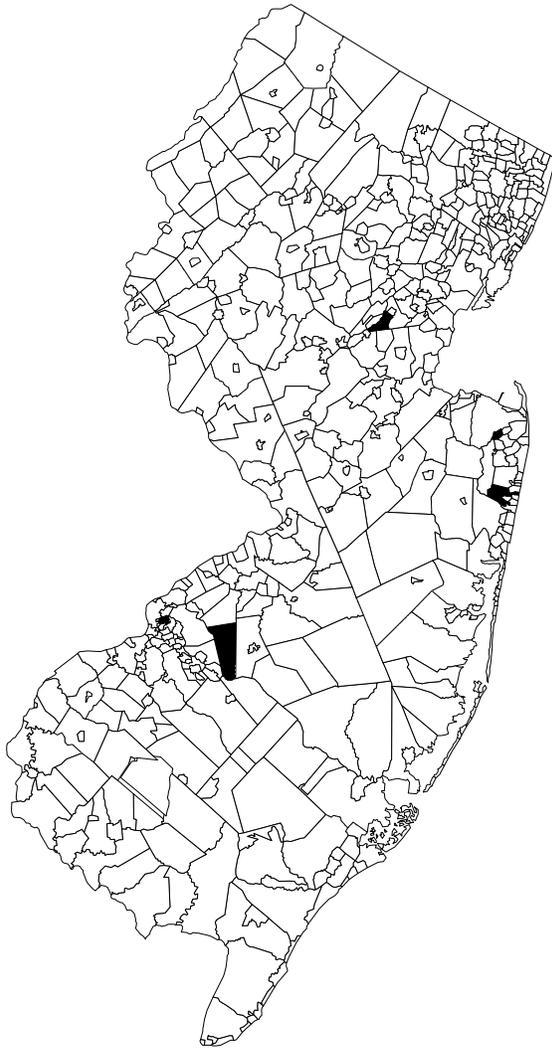
See Appendix A, Directory of Contacts, for Office of State Planning Contacts

Related Documents:

Somerset County

The Somerset County Scenic Corridor and Roadway Study, prepared by the Somerset County Planning Division, Somerville, New Jersey, 1994

River Road Corridor Report, prepared by the Somerset County Planning Board, Somerville, New Jersey, 1989



HISTORIC DESIGN GUIDELINES

Most Closely Related MLUL Elements:

- Statement of Objectives*
- Land Use Element*
- Housing Plan Element*
- Circulation Plan Element*
- Utility Service Plan Element*
- Community Facilities Plan Element*
- Recreation Plan Element*
- Conservation Plan Element*
- Economic Plan Element*
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- Recycling Plan Element*
- Relationship to Other Plans*
- Stormwater Management Plan*
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- Official Map*
- Subdivision/Site Review Ordinances*
- Zoning*

Examples of Communities in New Jersey with Historic Design Guidelines:

Examples include **Collingswood Borough**, Camden County, **Evesham Township**, Burlington County, **Neptune Township** and **Red Bank Borough**, Monmouth County, and the **City of Plainfield**, Union County.

How Do Historic Design Guidelines Address the Goals and Objectives of the State Development and Redevelopment Plan (SDRP)?

The SDRP calls for "protec[tion], enhance[ment] and, where appropriate, rehabilit[ation of] historic, cultural and scenic resources by identifying, evaluating and registering significant historic, cultural and scenic landscapes, districts, structures, buildings, objects and sites, and ensuring that new growth and development is compatible with historic, cultural and scenic values" (SDRP p. 59).

The Olde Marlton Village Study, in **Evesham Township** presents images of 77 historic structures, comparing their current condition with their original state and identifies the recommendations for rehabilitation treatments that would be needed to

return each building to its original state. The study also highlights criteria for additions and new construction as well as a house painting guide for selecting a paint color scheme that would be appropriate for the period of architectural significance. The **Red Bank Borough** study provides design guidelines for the historic center of the Borough. An effort is currently under way to broaden the concept to include design guidelines for new construction within the Borough as well as for improvements to historic structures. **Collingswood Borough, Neptune Township** and the **City of Plainfield** have also prepared illustrated guidelines for architectural improvements in historic districts.

Contacts For More Information:

Collingswood Borough, Camden County

Jean Digennaro, Administrator
678 Haddon Avenue
Collingswood, New Jersey 08108-3704
tel (609) 854-0720 fax (609) 854-0632

Evesham Township, Burlington County:

Bryan T. Havir, Community Development Coordinator
125 East Main Street
Marlton, New Jersey 08053
tel (609) 596-5415 fax (609) 983-6709

Neptune Township, Monmouth County

John O. Gross, Administrator
P. O. Box 1125
Neptune, New Jersey 07753
tel (908) 988-5200 fax (908) 988-6433

Plainfield City, Union County

Henry C. Kita, Administrator
Municipal Building 515 Wachung Avenue
Plainfield, New Jersey 07061
tel (908) 753-3000 fax (908) 753-3500

Red Bank Borough, Monmouth County

Donna Halligan, Planning Director
32 Monmouth Street
Red Bank, New Jersey 07701
tel (908) 530-2752 fax (908) 758-1995

See Appendix A, Directory of Contacts, for County and Office of State Planning Contacts

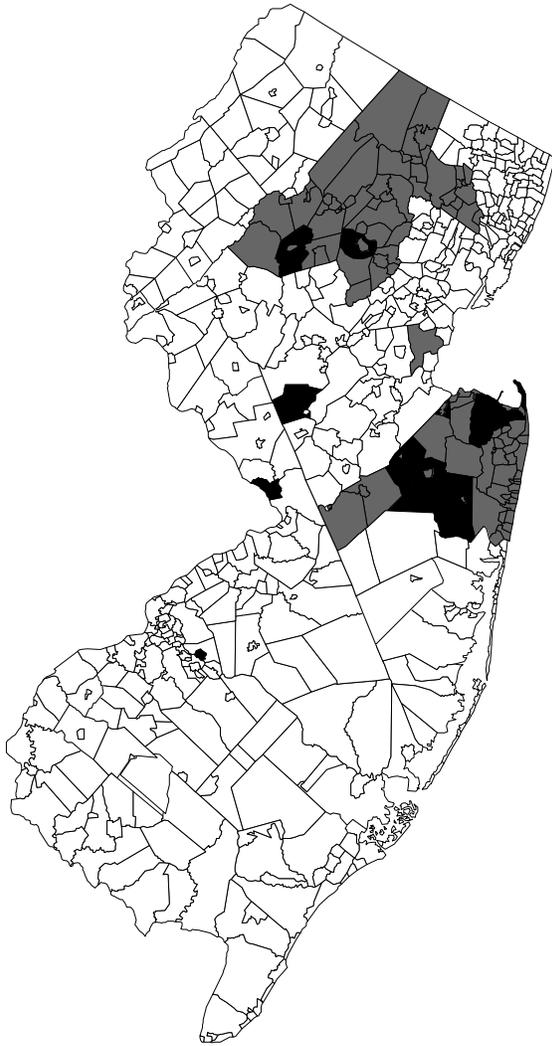
Related Documents:

Evesham Township, Burlington County:

Olde Marlton Village Historic District Architectural Design Guidelines, September, 1993, amended November, 1994

Red Bank Borough, Monmouth County:

Red Bank Borough Master Plan Background Studies, 1985



OPEN SPACE PROGRAMS

Most Closely Related MLUL Elements:

- Statement of Objectives*
- O Land Use Element*
- Housing Plan Element*
- Circulation Plan Element*
- Utility Service Plan Element*
- O Community Facilities Plan Element*
- O Recreation Plan Element*
- O Conservation Plan Element*
- Economic Plan Element*
- O Historic Preservation Plan Element*
- Recycling Plan Element*
- Relationship to Other Plans*
- Stormwater Management Plan*
- Capital Improvements Program*
- Official Map*
- Subdivision/Site Review Ordinances*
- Zoning*

Examples of Open Space Programs in New Jersey:

Examples of Open Space Programs include Programs prepared by the **City of Trenton**, **Gibbsboro**, in Camden County, **Montgomery Township** in Somerset County, **Passaic County** and **Monmouth County**.

How Do Open Space Programs Address the Goals and Objectives of the State Development and Redevelopment Plan (SDRP)?

The SDRP calls for "ensur[ing] that the location, magnitude and timing of growth and development is based on and linked to the availability of adequate recreational and open space land and that "redevelopment programs...provide for the acquisition, development and maintenance of recreational and public open space that will assist in the creation of an attractive and desirable quality of life.." (SDRP p. 71).

The **City of Trenton** prepared a Comprehensive Open Space Master Plan as part of the updating of the City's overall Master Plan. The Open Space Master Plan addressed open space opportunities and needs on the City's riverfront, and

throughout its neighborhoods, and the Capital District, and presented cost estimates and recommended priorities for all proposed improvements. Many of the recommendations are illustrated. **Gibbsboro's** program provides for a system of greenways throughout the Borough. **Passaic County** and **Monmouth County** have both prepared plans addressing county-wide open space needs and opportunities.

Contacts For More Information:

City of Trenton

Elizabeth Johnson, Director
City of Trenton Department of Recreation, Natural
Resources and Culture
City Hall Annex, 1st Floor
319 East State Street
Trenton, New Jersey 08608
tel (609) 989-3169 fax (609) 989-4290

Gibbsboro, Camden County

Anne Levy, Borough Clerk
Gibbsboro Borough Hall
49 Kirkwood Road
Gibbsboro, New Jersey 08026-1413
tel (609) 783-6655 fax (609) 782-8694

Montgomery Township, Somerset County

Peter Rayner, Administrator
2261 Van Horne Road
Belle Mead, New Jersey 08502
tel (908) 359-8211 fax (908) 359-0970

Monmouth County

Robert Clark, Director
Monmouth County Planning Board
Hall of Records Annex, P. O. Box 1255
Freehold, New Jersey 07728-1255
tel (908) 431-7460 fax (908) 409-7540

Passaic County

James Rogers, Director
Passaic County Department of Planning and Economic
Development
Administration Building
401 Grand Street
Paterson, New Jersey 07505
tel (201) 881-4490 fax (201) 881-4484

See Appendix A, Directory of Contacts, for County and Office of State Planning Contacts

Related Documents:

City of Trenton

Common Ground: The Trenton Open Space Master Plan, 1994

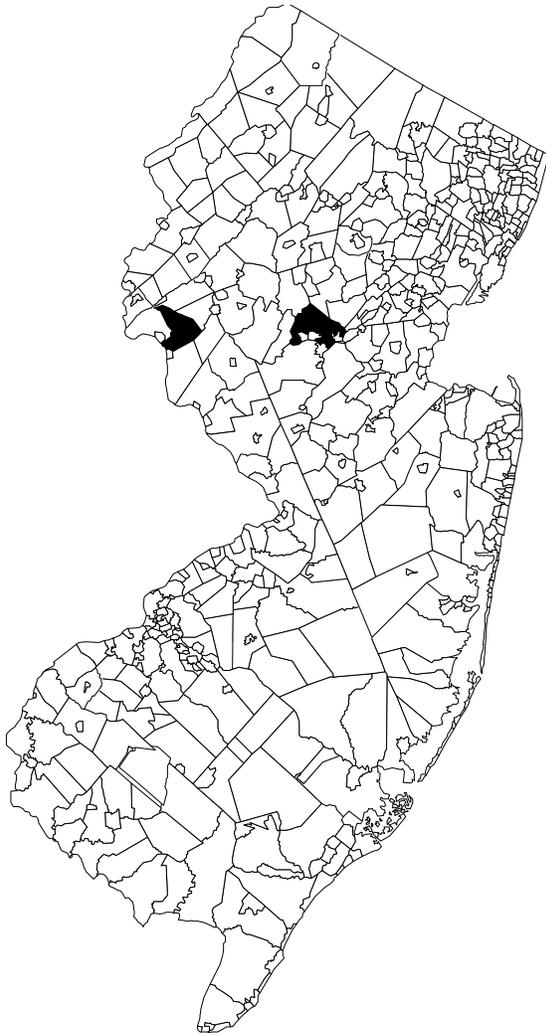
Montgomery Township, Somerset County

Monmouth County

Monmouth County Parks, Open Space and Recreational Plan

Passaic County

Passaic County Open Space and Natural resource Management Plan



RURAL DESIGN

Most Closely Related MLUL Elements:

- Statement of Objectives*
- O Land Use Element*
- Housing Plan Element*
- O Circulation Plan Element*
- Utility Service Plan Element*
- Community Facilities Plan Element*
- Recreation Plan Element*
- O Conservation Plan Element*
- Economic Plan Element*
- Historic Preservation Plan Element*
- Recycling Plan Element*
- Relationship to Other Plans*
- Stormwater Management Plan*
- Capital Improvements Program*
- Official Map*
- Subdivision/Site Review Ordinances*
- Zoning*

Examples of Rural Design in New Jersey:

Examples of rural design in New Jersey include **Bridgewater Township** in Somerset County and **Alexandria Township** in Hunterdon County.

How Does Rural Design Address the Goals and Objectives of the State Development and Redevelopment Plan (SDRP)?

The SDRP states that "[m]ore compact, deliberately designed community patterns can reduce land conflicts and encourage the preservation of rural character" (SDRP p. 108).

Bridgewater Township in Somerset County and **Alexandria Township** in Hunterdon County are cited by Randall Arendt in his book, *Rural by Design*, for their innovative coordination of the design of adjacent subdivisions. Township planners, community design consultants and the local planning boards work with developers to help assure that clustering achieves local open space and agricultural preservation objectives. In **Bridgewater Township**, a coordinated system of 1100 acres of continuous permanent greenway was established in the 5000 acre Washington Valley Corridor, with density credit for all buildable land within the greenway given as credit that could be applied to other parts of each affected property (Arendt, 1994, p. 274). In **Alexandria Township**, it has been possible to coordinate street systems and cluster and open

space design among three contiguous subdivisions covering 363 acres of farmland and wooded area; 249.7 acres have been permanently protected (Arendt, 1994, p. 344).

Contacts For More Information:

Bridgewater Township, Somerset County

William J. O'Neill, Administrator
P. O. Box 6300
Bridgewater, New Jersey 08807-0300
tel (908) 725-6300 fax (908) 707-1235

Alexandria Township, Hunterdon County

Ellen Kubler, Township Clerk
21 Hog Hollow Road
Pittstown, New Jersey 08867-9542
tel (908) 996-7071 fax (908) 996-4196

See Appendix A, Directory of Contacts, for County and Office of State Planning Contacts

Related Documents:

Arendt, Randall. 1994. *Rural by Design*. Chicago: American Planning Association.

INFRASTRUCTURE PLANNING AND MANAGEMENT

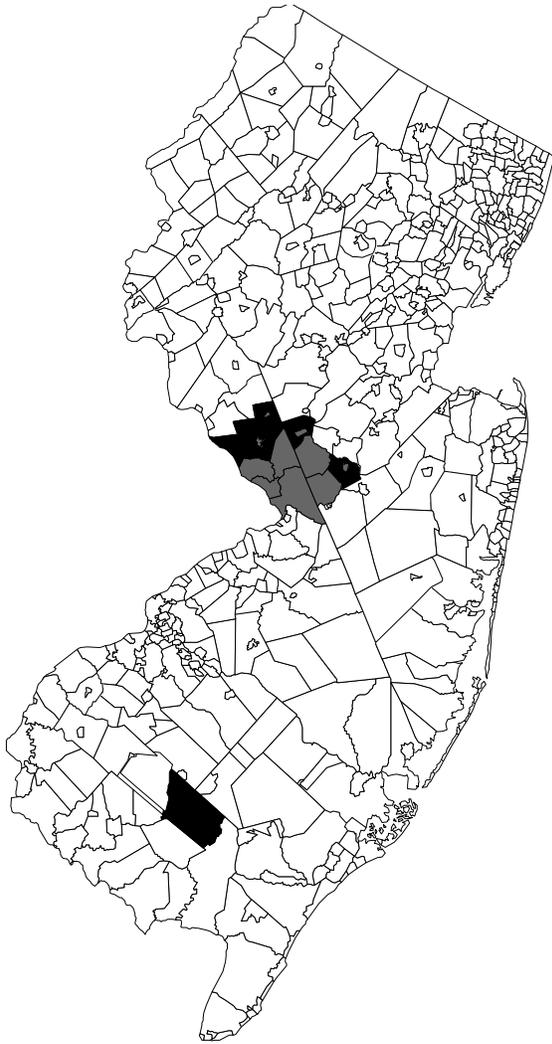
Introduction

The State Development and Redevelopment Plan places particular emphasis on “provid[ing] infrastructure and related services more efficiently by restoring systems in distressed areas, maintaining existing infrastructure investments, creating more compact settlement patterns in appropriate locations in suburban and rural areas, and timing and sequencing the maintenance of capital facilities service levels...” (SDRP p.35).

Each of the examples presented here answers this charge in a different way. The examples of staging of sewer service establish systems of priorities for service as the basis for timing and sequencing of service. They also “[s]upport sanitary sewer system installations that encourage the location of future growth in centers..” (SDRP p.39).

The Long Range Capital Improvement Program (CIP) both budgets for transportation improvements (SDRP p.37) and establishes a timing and sequencing schedule for these improvements. The Transportation Development District (TDD) has been so designated by the New Jersey Department of Transportation as a basis for formalized intergovernmental and public-private cooperation in planning, staging and paying for transportation improvements within the Districts. The example of the use of Traffic Impact Fees (TIF) illustrates that a TDD designation, although very helpful, is not absolutely necessary to permit effective intergovernmental cooperation in infrastructure planning and sequencing.

The CIP, TDD and TIF are all important means of “strengthen[ing] the linkages between transportation and land use...and environmental planning..” and assuring that “transportation improvements underpin land use objectives” (SDRP p.57).



TIMING AND SEQUENCING: STAGING OF SEWER SERVICE

Most Closely Related MLUL Elements:

- Statement of Objectives*
- O Land Use Element*
- Housing Plan Element*
- Circulation Plan Element*
- O Utility Service Plan Element*
- Community Facilities Plan Element*
- Recreation Plan Element*
- Conservation Plan Element*
- Economic Plan Element*
- Historic Preservation Plan Element*
- Recycling Plan Element*
- Relationship to Other Plans*
- Stormwater Management Plan*
- O Capital Improvements Program*
- Official Map*
- Subdivision/Site Review Ordinances*
- O Zoning*

Examples of Sewer Service Staging in New Jersey:

Mercer County and the **City of Vineland** in Cumberland County are two examples of communities with sewer staging programs.

How Does Sewer Service Staging Address the Goals and Objectives of the State Development and Redevelopment Plan?

SDRP calls for "plan[ning], design[ing], construct[ing] and maintain[ing] infrastructure in ways that protect the functional integrity of natural resources from the impacts, including secondary, unintended and cumulative, of installing the infrastructure and of the development that it may support or induce," and "...sanitary sewer system installations that encourage the location of future growth in Centers and in the Metropolitan Area" (SDRP pp. 38-39).

The **Mercer County** Planning Division acted on the opportunity presented by the requirement for County approval of sanitary sewer service area extensions and took the lead, together with the affected municipalities and land-owners, in defining the location of sewer service extensions in relation to the proposed I-95-295 Regional Mixed Use Center. The Landis Sewerage Authority devised a point system to serve as the basis for prioritizing applications for public sewer service in the City of Vineland. The purpose of the point system is to create a clear linkage between infrastructure and land use planning goals. The **Vineland** Master Plan notes the need for residential lot sizes of more than 100,000 square feet in

unsewered areas in the city to protect well water sources. The Plan also estimates that the currently sewerred areas are able to accommodate three times the residential development expected between 1990 and the year 2000. The allocation system assigns a certain percentage of available capacity to various use categories during bi-monthly "rounds" of sewer applications. In order to coordinate planning as closely as possible, the City and their utilities worked together in prpeartion of the City's Master Plan, which was funded by the City, the Greater Vineland Chamber of Commerce, the **City of Vineland** Electrical Utility, the Landis Sewer Authority and the Vineland Water-Sewer Utility. The City and the Landis Sewerage Authority also worked together on a new wastewater management plan.

Contacts for More Information:

Mercer County

Leo V. Laaksonen, Director
Mercer County Planning Board
McDade Administration Building
P.O. Box 8068
Trenton, New Jersey 08650
tel (609) 989-6545 fax (609) 695-5124
Attention: Donna M. Lewis

City of Vineland, Cumberland County:

Robert L. Hartsell, Jr., Planning Board Chairman
640 Wood Street
Vineland, New Jersey 08360-3865
tel (609) 794-4000 fax (609) 794-4327

See Appendix A, Directory of Contacts, for Other County and Office of State Planning Contacts

Related Documents:

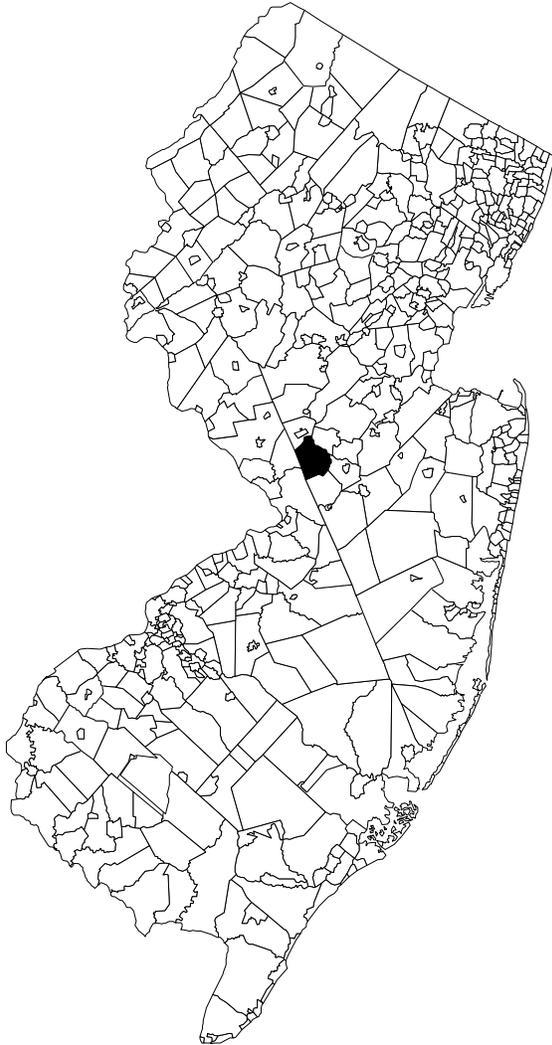
Mercer County:

Comprehensive Development Plan and Infrastructure Impact Analysis for the Mercer County I-95/295 Corridor, adopted by the Mercer County Planning Board, January 10, 1990

City of Vineland, Cumberland County:

City of Vineland Master Plan, adopted 1992

Petition for Center Designation under the New Jersey State Development and Redevelopment Plan; Regional Center within the Cities of Millville and Vineland, December, 1993



TIMING AND SEQUENCING: TRANSPORTATION IMPROVEMENT PROGRAMS

Most Closely Related MLUL Elements:

- Statement of Objectives*
- O Land Use Element*
- Housing Plan Element*
- O Circulation Plan Element*
- O Utility Service Plan Element*
- Community Facilities Plan Element*
- Recreation Plan Element*
- Conservation Plan Element*
- Economic Plan Element*
- Historic Preservation Plan Element*
- Recycling Plan Element*
- Relationship to Other Plans*
- Stormwater Management Plan*
- O Capital Improvements Program*
- Official Map*
- Subdivision/Site Review Ordinances*
- Zoning*

Example of Timing and Sequencing in New Jersey:

West Windsor Township, Mercer County has a particularly detailed and long range capital improvements program.

How Does Timing and Sequencing Address the Goals and Objectives of the State development and Redevelopment Plan (SDRP)?

The SDRP states that "[t]he essential element of Statewide Policies for Infrastructure Investment is to provide infrastructure and related services more efficiently by...creating more compact settlement patterns in appropriate locations...and timing and sequencing the maintenance of capital facilities service levels with development throughout the State." (SDRP p.35)

West Windsor Township has prepared and adopted a series of documents defining first long term circulation and access needs, then a long range circulation plan, and finally, a 50-year Capital Improvement Program, identifying the public road improvements to be made in each of a series of phases. A property-owner may choose between abiding by the phasing program or paying for improvements necessary to serve proposed development.

Contacts for More Information:

Samuel Surtees, Director of Community Development
West Windsor Township
Department of Planning and Zoning
P.O. Box 38
Princeton Junction, New Jersey 08550
tel (609) 799-2400 fax (609) 799-2044

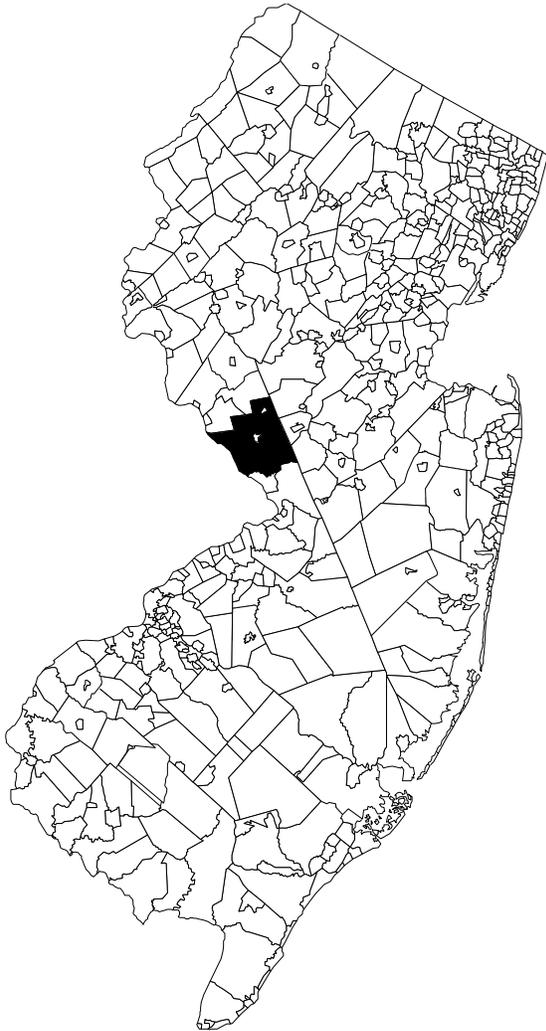
Related Documents:

Circulation Element of the Master Plan of West Windsor Township, 1991

Transportation Improvement Districts, 1991

Circulation Plan Update, 1991-1993

Ordinance 93-An Ordinance Adopting a Timed Growth Control Program and Traffic Reduction Program



TIMING AND SEQUENCING: TRANSPORTATION DEVELOPMENT DISTRICTS

Most Closely Related MLUL Elements:

- Statement of Objectives*
- O Land Use Element*
- Housing Plan Element*
- O Circulation Plan Element*
- Utility Service Plan Element*
- Community Facilities Plan Element*
- Recreation Plan Element*
- Conservation Plan Element*
- Economic Plan Element*
- Historic Preservation Plan Element*
- Recycling Plan Element*
- O Relationship to Other Plans*
- Stormwater Management Plan*
- O Capital Improvements Program*
- O Official Map*
- Subdivision/Site Review Ordinances*
- Zoning*

Example of a Transportation Development District in New Jersey:

The first Transportation Development District designated in New Jersey was the I-95/295 Corridor in **Ewing, Lawrence and Hopewell Townships, Mercer County.**

How Do Transportation Development Districts Address the Goals and Objectives of the State Development and Redevelopment Plan?

The SDRP states that "[t]he essential element of the Statewide Policies for Transportation is to improve transportation systems by coordinating transportation and land use planning; integrating transportation systems; developing and enhancing alternative modes of transportation; and recognizing the impacts of transportation investments on land development and redevelopment.." (SDRP p.54).

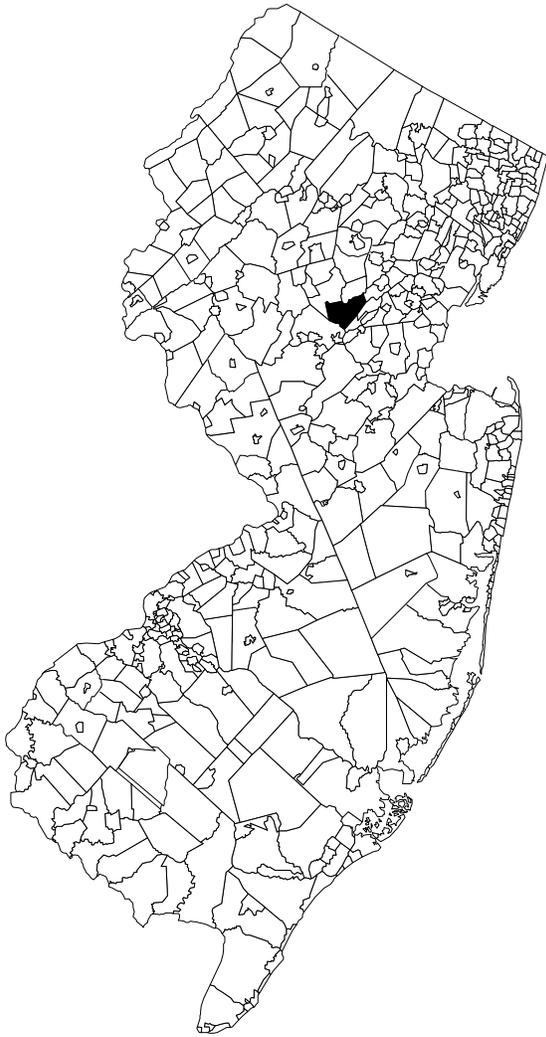
The Transportation Development District Act of 1989 provides for public-private cooperation in the planning and funding of transportation improvements within the boundaries of an approved district, based on a joint planning process involving State, County and local governments and representatives of the private sector. **Mercer County's** District was the first to be approved by the New Jersey Department of Transportation, and was adopted by the County Freeholders in 1991.

Contacts for More Information:

Mr. Leo V. Laaksonen, Director
Mercer County Planning Board
McDade Office Building
P. O. Box 8068
Trenton, New Jersey 08650
tel (609) 989-6545 fax (609) 695-5124
attention: Donna M. Lewis

Related Documents:

Transportation Development District Plan for the I-95-295 Corridor, Mercer County, Adopted by the Mercer County Board of Chosen Freeholders, December 23, 1991



TRAFFIC IMPACT FEES

Most Closely Related MLUL Elements:

- Statement of Objectives*
- O Land Use Element*
- Housing Plan Element*
- O Circulation Plan Element*
- Utility Service Plan Element*
- Community Facilities Plan Element*
- Recreation Plan Element*
- Conservation Plan Element*
- Economic Plan Element*
- Historic Preservation Plan Element*
- Recycling Plan Element*
- Relationship to Other Plans*
- Stormwater Management Plan*
- O Capital Improvements Program*
- O Official Map*
- Subdivision/Site Review Ordinances*
- Zoning*

Example of Traffic Impact Fees Used in New Jersey:

Warren Township is an example of a Township that uses Traffic Impact Fees under a system of formal cooperation with **Somerset County**, without a State-designated Transportation Development District.

How Do Traffic Impact Fees Address the Goals and Objectives of the State Development and Redevelopment Plan (SDRP)?

The SDRP calls for “[s]trengthening the linkages between transportation planning and land use planning. Transportation system improvements should underpin land use objectives...” (SDRP p.57).

The Comprehensive Traffic Plan for **Warren Township's** Town Center was jointly funded and adopted by **Somerset County** and **Warren Township**. The County and Township collaborated on preparation of a Transportation Improvement District Ordinance and a joint intergovernmental policy agreement covering impact assessments and administration of fees. Each developer's pro rata share is based on the number of trips generated by that development and requires a fee agreement with both the Township and the County.

Contacts for More Information:

Warren Township

Mark M. Krane, Township Administrator
Municipal Building, 46 Mountain Boulevard
Warren, New Jersey 07059-5695
tel (908) 753-8000 fax (908) 757-9173

Somerset County

Mr. Robert P. Bzik, Director of Planning
Somerset County Planning Board
20 Grove Street
Somerville, New Jersey 08876
tel (908) 231-7021 fax (908) 707-4127

Related Documents:

Warren Township Transportation Improvement District Ordinance 90-22 October, 1990

Warren Town Center Urban Design Plan, 1990

Amendment to the Circulation Element of the Warren Township Master Plan

Mountain Boulevard Corridor Study, Township of Warren, Somerset County, 1990

Superior Court of New Jersey, Appellate Division Opinion Upholding the Actions of the Somerset County Planning Board and Warren Township to Assess Impact Fees through a Joint TID Ordinance Established within the Warren Town Center, Decided October 17, 1994

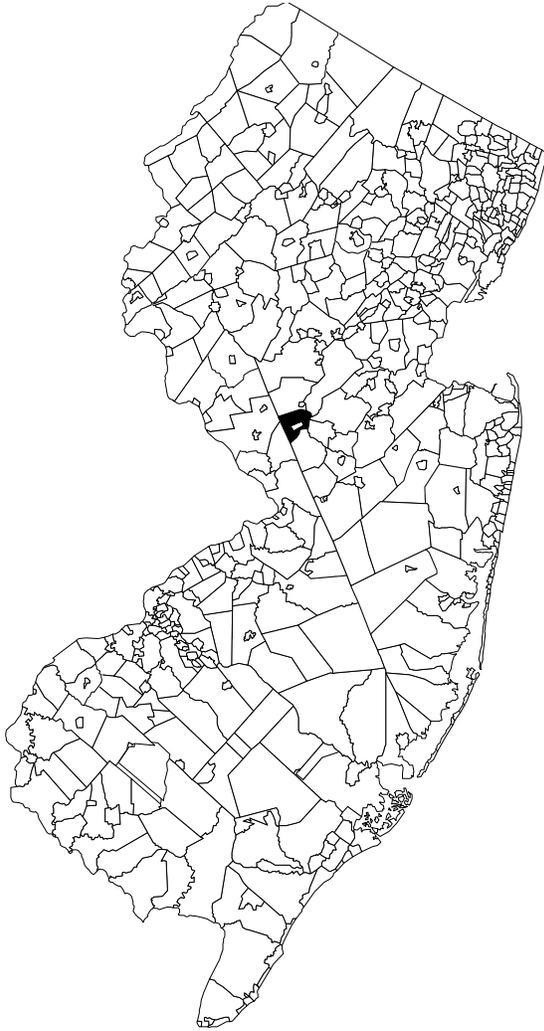
INCENTIVES AND CONTROLS FOR GUIDING GROWTH

Introduction

Innovations in land use controls are an important means of guiding growth. The use of environmental features as the basis for defining the boundaries of zoning districts increases the responsiveness of zoning to state and community environmental conservation policies, while neo-traditional zoning provides a regulatory structure for guiding growth into centers and creating or enhancing “communities of place”.

Mandatory and optional clustering, lot size or density averaging and transfer of development rights and credits can provide opportunities to preserve agriculture and open space and to achieve more efficient use of land and infrastructure.

Expediting the development review process helps to guide growth into centers and developed areas with additional capacity for growth or where revitalization is sought (SDRP p.37).



ENVIRONMENTAL BASIS FOR ZONING DISTRICT BOUNDARIES

Most Closely Related MLUL Elements:

- Statement of Objectives*
- O Land Use Element*
- Housing Plan Element*
- Circulation Plan Element*
- Utility Service Plan Element*
- Community Facilities Plan Element*
- Recreation Plan Element*
- O Conservation Plan Element*
- Economic Plan Element*
- Historic Preservation Plan Element*
- Recycling Plan Element*
- Relationship to Other Plans*
- O Stormwater Management Plan*
- Capital Improvements Program*
- Official Map*
- O Subdivision/Site Review Ordinances*
- O Zoning*

Example of an Environmental Basis for Zoning District Boundaries in New Jersey:

Princeton Township uses an environmental basis for the RA-RB District.

How Does an Environmental Basis for Zoning Boundaries Address the Goals and Objectives of the New Jersey State Development and Redevelopment Plan?

The SDRP calls for “[p]erformance standards for development on Critical Slope Areas...based on local soil, topographic and geologic conditions to maintain the hydrologic cycle, prevent erosion and preserve critical habitats.” (SDRP p.72)

The **Princeton Township** Zoning Ordinance defines the boundaries of the RA-RB District, the zoning district intended to protect its steeply sloped areas as coinciding with the mapped location of these features as defined in the U.S. Department of Agriculture Soil Conservation Service. A property-owner may accept the boundary as defined by the Soil Survey or may have an independent engineering study prepared to specify the conditions on the site in question.

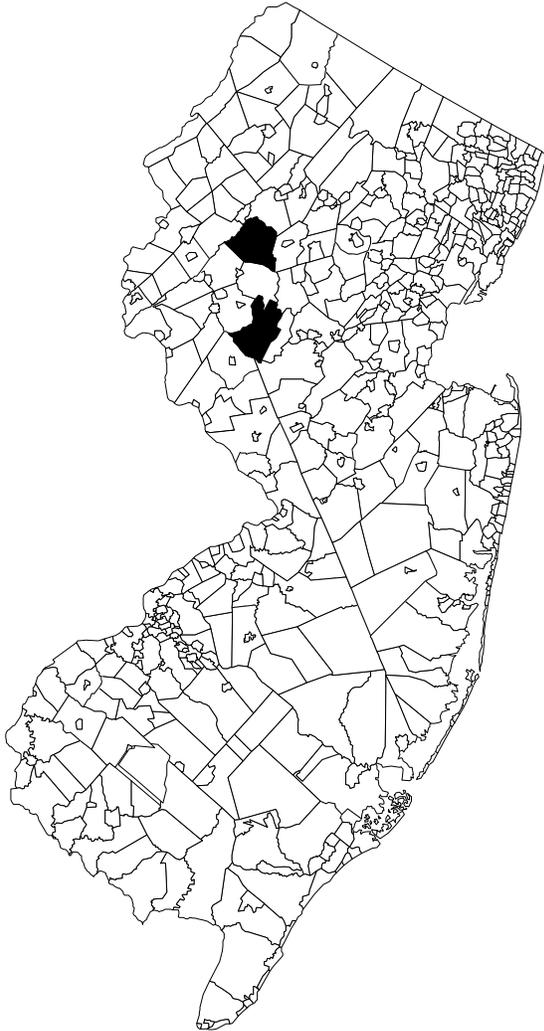
Contacts for More Information:

Lee Solow, Planning Director
Princeton Township
369 Witherspoon Street
Princeton, New Jersey 08540-3284
tel (609) 924-5704 fax (609) 497-9101

See Appendix A, Directory of Contacts, for Other County and Office of State Planning Contacts

Related Documents:

Princeton Township Zoning Ordinance



MANDATORY CLUSTERING

Most Closely Related MLUL Elements:

- Statement of Objectives*
- O Land Use Element*
- Housing Plan Element*
- Circulation Plan Element*
- Utility Service Plan Element*
- Community Facilities Plan Element*
- Recreation Plan Element*
- O Conservation Plan Element*
- Economic Plan Element*
- Historic Preservation Plan Element*
- Recycling Plan Element*
- Relationship to Other Plans*
- Stormwater Management Plan*
- Capital Improvements Program*
- Official Map*
- O Subdivision/Site Review Ordinances*
- O Zoning*

Examples of Mandatory Clustering in New Jersey:

Clustering is required in **Readington Township**, Hunterdon County and in **Washington Township**, Morris County.

How Does Mandatory Clustering Address the Goals and Objectives of the State Development and Redevelopment Plan (SDRP)?

One of the key policy objectives of the SDRP in Suburban Planning Areas is to “[g]uide new development and redevelopment to ensure efficient and beneficial utilization of scarce land while capitalizing on the inherent public facility and service efficiencies of...concentrated development patterns” (SDRP p. 104).

Under Mandatory Clustering, development must be clustered. In **Readington Township**, development of all tracts of land of 40 acres or more in size and located in the Hunterdon County Agricultural Development Area in the Rural Residential District are required to establish an open space parcel containing a minimum of 50% of the tract, with the remainder developed as lots of a minimum size of 1.5 acres. Tracts of land 30 acres or greater in size which are not within the Hunterdon County Agricultural Development Area and tracts of land between 30 acres and 39.9 acres in size may, as an alternative, develop lots of a minimum size of two acres, retaining 33% of the site as open space. Tracts of over 100 acres

with at least a portion of the tract within the public sewer service area may, as an alternative, be developed at an average density of one unit for every three acres, with 70% of the tract retained as open space. Open space parcels are required to be deed-restricted from further development except for recreation facilities approved by the Township and agricultural development. **Washington Township**, Morris County, has adopted a Mandatory Agricultural Open Space Zoning Overlay to protect the Long Valley, requiring that any development in that area be clustered on 25% of the parcel, with the remaining 75% to be retained as open space or agriculture.

Contacts for More Information:

Readington Township, Hunterdon County

Robert Tatton, Planning Board Chair

509 Route 523

Whitehouse Station, New Jersey 08889

tel (908) 534-2477 fax (908) 534-5909

Washington Township, Morris County

Kenneth Short, Planning Board Chairman

P. O. Box 216

Long Valley, New Jersey 07853-0216

tel (908) 876-3315 fax (908) 876-5138

See Appendix A, Directory of Contacts, for Other County and Office of State Planning Contacts

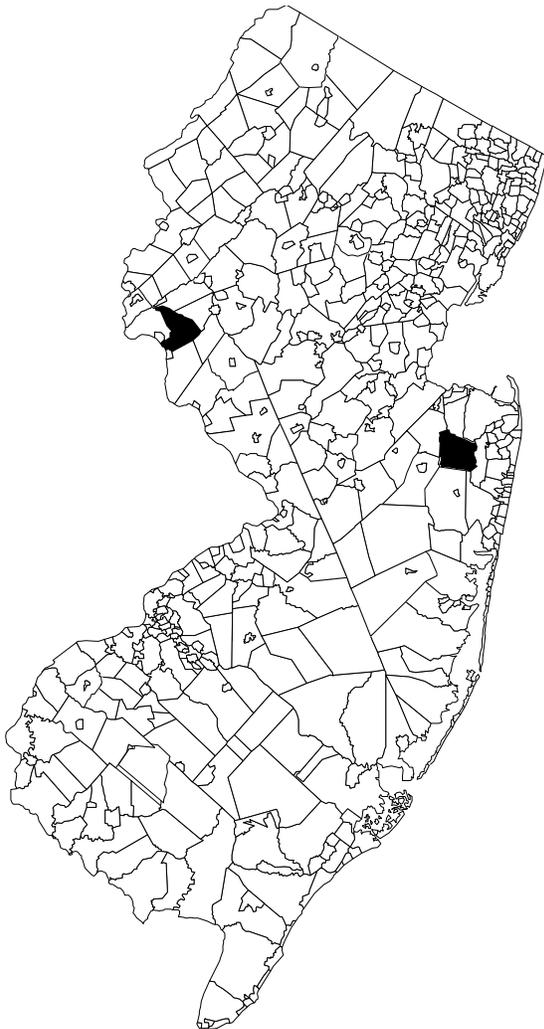
Related Documents:

Readington Township, Hunterdon County

Mandatory Cluster Ordinance, Readington Township, Hunterdon County

Washington Township, Morris County

Washington Township Agricultural Open Space Overlay Ordinance



OPTIONAL CLUSTERING

Most Closely Related MLUL Elements:

- Statement of Objectives*
- O Land Use Element*
- Housing Plan Element*
- Circulation Plan Element*
- Utility Service Plan Element*
- Community Facilities Plan Element*
- Recreation Plan Element*
- O Conservation Plan Element*
- Economic Plan Element*
- Historic Preservation Plan Element*
- Recycling Plan Element*
- Relationship to Other Plans*
- Stormwater Management Plan*
- Capital Improvements Program*
- Official Map*
- O Subdivision/Site Review Ordinances*
- O Zoning*

Examples of Optional Clustering in New Jersey:

Examples of optional clustering in New Jersey include **Colt's Neck** in Monmouth County and **Alexandria Township** in Hunterdon County.

How Does Optional Clustering Address the Goals and Objectives of the State Development and Redevelopment Plan (SDRP)?

One of the key policy objectives of the SDRP in Suburban Planning Areas is to “[g]uide new development and redevelopment to ensure efficient and beneficial utilization of scarce land while capitalizing on the inherent public facility and service efficiencies of...concentrated development patterns.” (SDRP p. 104)

Optional clustering in **Colt's Neck** provides for three essential options in the AG District: ten acre farmettes or flaglots; lot averaging with a minimum lot size of 88,000 square feet and one lot for every ten acres; and additional bonus lots, with one bonus lot for every increment of 20 acres added to a base 30 acres of contiguous open space. **Alexandria Township** offers clustering from its three acre minimum lot size by right. Community design consultants work with developers to assure that clustering achieves local open space and agricultural preservation objectives.

It has been possible to coordinate cluster and open space among three contiguous subdivisions (Arendt, *Rural by Design*, p. 344).

Contacts for More Information:

Colt's Neck, Monmouth County

Robert Bowen, Township Clerk
P.O.Box 249
Colts Neck, New Jersey 07722-0249
tel (908) 462-5470 fax (908) 431-3173

Alexandria Township, Hunterdon County

Ellen Kubler, Township Clerk
21 Hog Hollow Road
Pittstown, New Jersey 08867-9542
tel (908) 996-7071 fax (908) 996-4196

See Appendix A, Directory of Contacts, for Other County and Office of State Planning Contacts

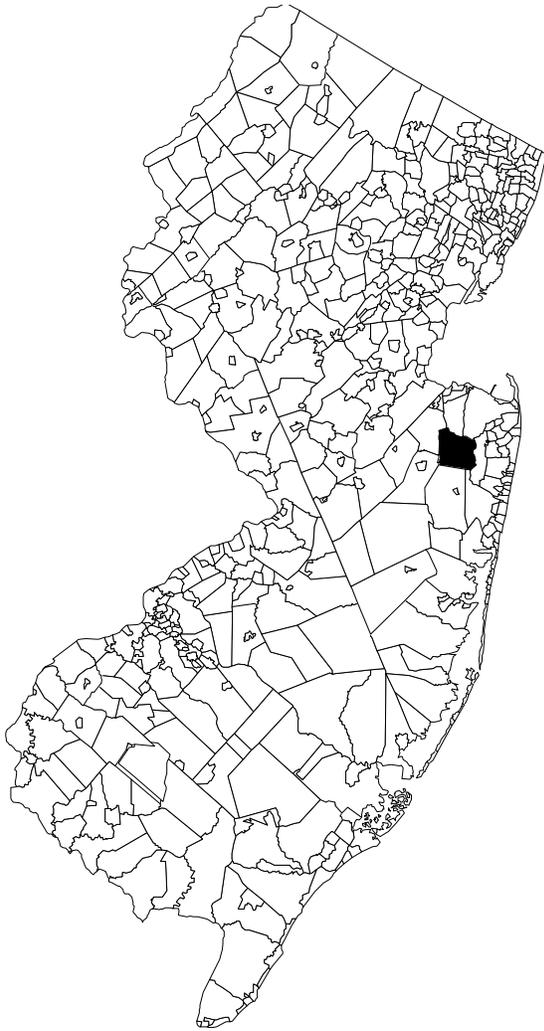
Related Documents:

Colt's Neck, Monmouth County

Colt's Neck Zoning Ordinance

Alexandria Township

Arendt, Randall. 1994. *Rural by Design*. Chicago: American Planning Association.



LOT SIZE OR DENSITY AVERAGING

Most Closely Related MLUL Elements:

- Statement of Objectives*
- O Land Use Element*
- Housing Plan Element*
- Circulation Plan Element*
- Utility Service Plan Element*
- Community Facilities Plan Element*
- Recreation Plan Element*
- O Conservation Plan Element*
- Economic Plan Element*
- Historic Preservation Plan Element*
- Recycling Plan Element*
- Relationship to Other Plans*
- Stormwater Management Plan*
- Capital Improvements Program*
- Official Map*
- O Subdivision/Site Review Ordinances*
- O Zoning*

Example of Lot Size or Density Averaging in New Jersey:

Colt's Neck Township in Monmouth County combines lot size or density averaging with its optional clustering provision.

How Does Lot Size or Density Averaging Address the Goals and Objectives of the State Development and Redevelopment Plan (SDRP)?

One of the key policy objectives of the SDRP in Suburban Planning Areas is to “[g]uide new development and redevelopment to ensure efficient and beneficial utilization of scarce land while capitalizing on the inherent public facility and service efficiencies of..concentrated development patterns.” (SDRP p. 104)

Colt's Neck provides for three essential options in the AG District: ten acre farmettes or flaglots; lot averaging with a minimum lot size of 88,000 square feet and one lot for every ten acres; and additional bonus lots, with one bonus lot for every increment of 20 acres added to a base 30 acres of contiguous open space. In addition, lots with a minimum size OF 83, 600 Square feet may be permitted for up to 25% of all lots, provided that the average of all lots other than the “remainder” contiguous lot is no smaller than 88,000 square feet. Deeds for all lots must stipulate that they may not be further subdivided unless Development Regulations are amended to authorize such subdivision specifically within the District.

Contacts for More Information:

Colt's Neck, Monmouth County

Robert Bowden, Township Clerk

P.O.Box 249

Colts Neck, New Jersey 07722-0249

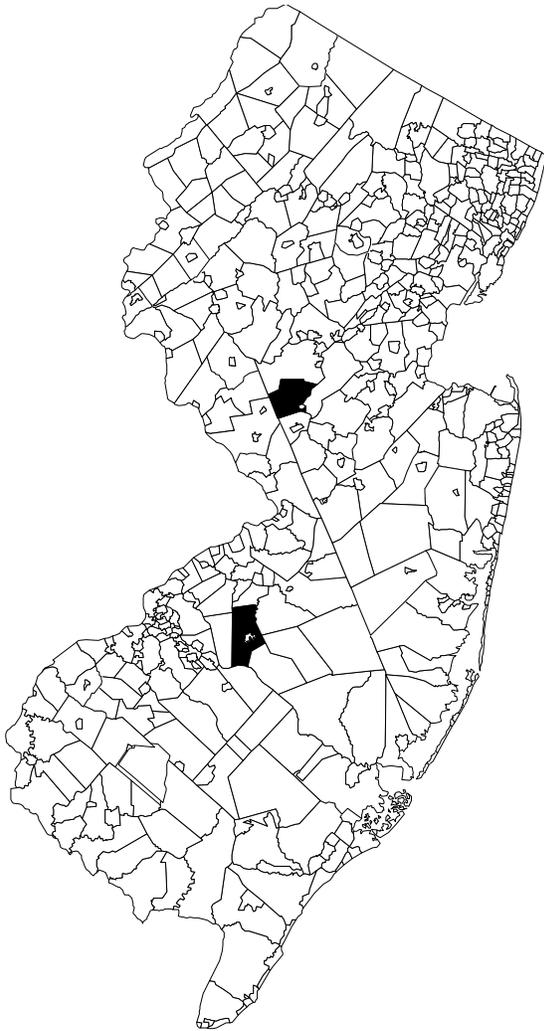
tel (908) 462-5470 fax (908) 431-3173

See Appendix A, Directory of Contacts, for Other County and Office of State Planning Contacts

Related Documents:

Colt's Neck, Monmouth County

Colt's Neck Zoning Ordinance



NEO-TRADITIONAL (TRADITIONAL VILLAGE OR NEIGHBORHOOD) ZONING

Most Closely Related MLUL Elements:

- Statement of Objectives*
- O Land Use Element*
- Housing Plan Element*
- Circulation Plan Element*
- Utility Service Plan Element*
- Community Facilities Plan Element*
- Recreation Plan Element*
- Conservation Plan Element*
- Economic Plan Element*
- Historic Preservation Plan Element*
- Recycling Plan Element*
- Relationship to Other Plans*
- Stormwater Management Plan*
- Capital Improvements Program*
- Official Map*
- O Subdivision/Site Review Ordinances*
- O Zoning*

Examples of Neo-Traditional (Traditional Village or Neighborhood) Zoning in New Jersey:

Montgomery Township in Somerset County and **Medford Township** in Burlington County are two examples of communities that have adopted neo-traditional zoning districts.

How Does Neo-Traditional (Traditional Village or Neighborhood) Zoning Used Address the Goals and Objectives of the State Development and Redevelopment Plan (SDRP)?

The SDRP calls for new growth and development “[to] be organized into compact development in the form of Centers surrounded by carefully controlled environs by way of municipal Master Plans and regulations..” (SDRP p.21).

The Planned Village Development Districts in **Montgomery** and **Medford Townships** are intended to foster village development by relaxing setback and yard requirements and providing for the narrower cartways and low-rise buildings at densities and with use mixes that characterize traditional village centers in New Jersey; to reduce dependence on the automobile by providing living, shopping and employment and recreational opportunities within walking distance in the village; to create a mixed-use village environment which emphasizes pedestrian circulation, attractive civic spaces, squares, greens and parks, with a special sense of community and identity, including a “Main Street” with broad sidewalks and public spaces for a variety of pedestrian activities; to encourage architectural themes which reflect the scale, details,

ornament and mix of uses characteristic of traditional villages; and to facilitate residential villages and neighborhoods within and surrounding the commercial village core, containing a variety of housing types typically found in traditional villages, including single family detached dwellings, townhouses, apartments and residential flats above retail shops and/or offices.

Contacts for More Information:

Medford Township, Burlington County:

William Stoop, Planning Administrator
Medford Township Planning Office
17 North Main Street
Medford, New Jersey 08055-2490
tel (609) 654-2608 fax (609)953-4087

Montgomery Township, Somerset County:

Robert Marmion, Director of Community Development
2261 Van Horne Road
Belle Mead, New Jersey 08502
tel (908) 359-8211 fax (908) 359-0970

See Appendix A, Directory of Contacts, for Other County and Office of State Planning Contacts

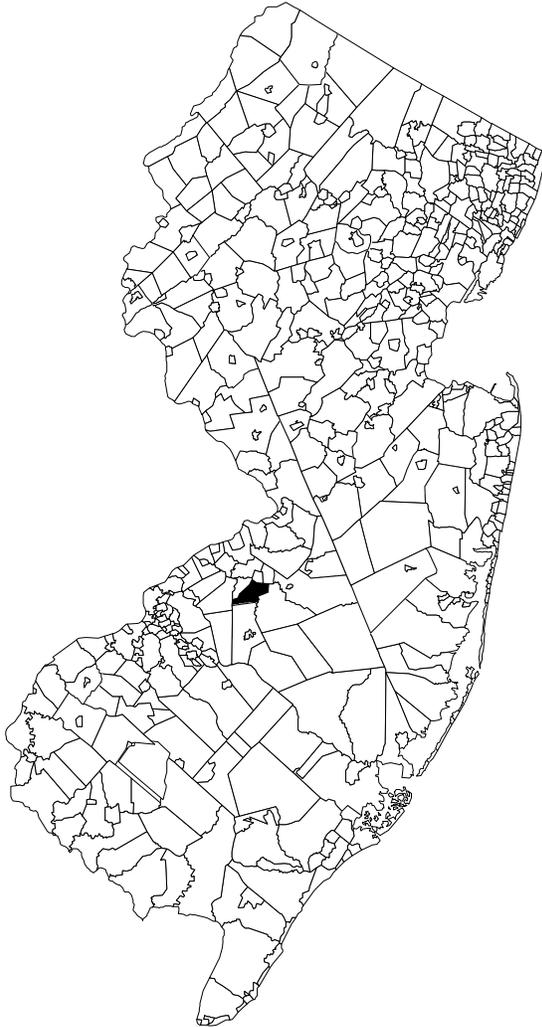
Related Documents:

Medford Township, Burlington County:

Planned Village Development District, adopted 1994

Montgomery Township, Somerset County:

Planned Village Development District, adopted, 1988



TRANSFER OF DEVELOPMENT RIGHTS

Most Closely Related MLUL Elements:

- Statement of Objectives*
- O Land Use Element*
 - Housing Plan Element*
 - Circulation Plan Element*
 - Utility Service Plan Element*
 - Community Facilities Plan Element*
 - Recreation Plan Element*
- O Conservation Plan Element*
 - Economic Plan Element*
 - Historic Preservation Plan Element*
 - Recycling Plan Element*
 - Relationship to Other Plans*
 - Stormwater Management Plan*
 - Capital Improvements Program*
 - Official Map*
 - Subdivision/Site Review Ordinances*
- O Zoning*

Example of Transfer of Development Rights in New Jersey:

Lumberton Township in Burlington County is an example of a Transfer of Development Rights Program.

How Does Transfer Of Development Rights Address the Goals and Objectives of the State Development and Redevelopment Plan (SDRP)?

The SDRP calls for “new growth and development [to] be organized into compact development in the form of Centers surrounded by carefully controlled environs by way of municipal Master Plans and regulations..” (SDRP p. 21.)

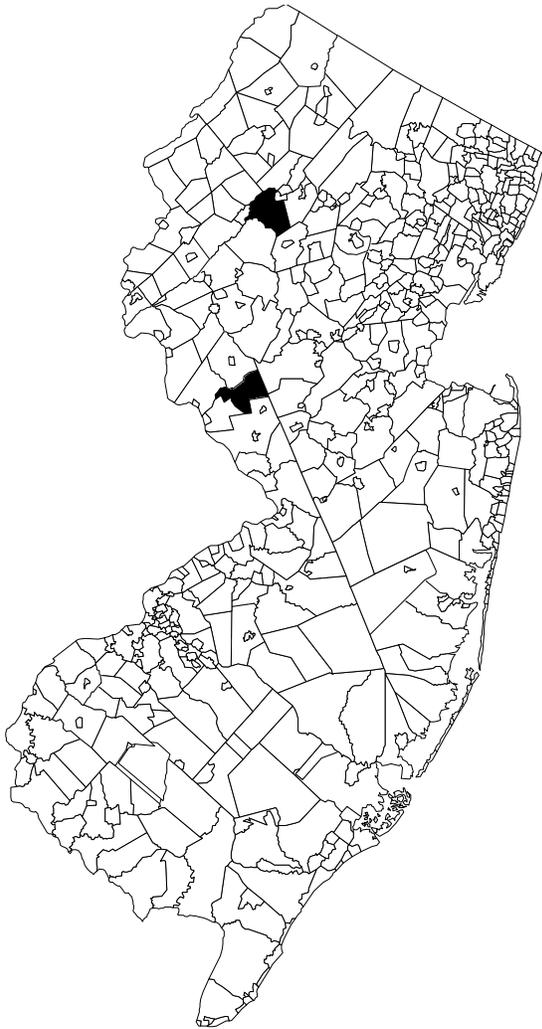
Transfer of development rights is one of a variety of means of achieving this objective, with the particular advantage of providing for payment to owners of development rights to be foregone.

“Transfer of development rights means a governmentally enabled development strategy and procedure that enables a municipality to direct development to suitable locations. Transfer of development rights permits an owner of real property to sell or exchange the development rights associated with that property to another owner for application to another property in return for compensation at the market value of those rights.” (SDRP p. 177)

Contacts for More Information:

Samuel Podeitz, Planning Board Chair
P. O. Box 1860
Lumberton, New Jersey 08048
tel (609) 267-3217 fax (609) 267-5566

See Appendix A, Directory of Contacts, for Other County and Office of State Planning Contacts



TRANSFER OF DEVELOPMENT CREDITS

Most Closely Related MLUL Elements:

- Statement of Objectives*
- O Land Use Element*
- Housing Plan Element*
- Circulation Plan Element*
- Utility Service Plan Element*
- Community Facilities Plan Element*
- Recreation Plan Element*
- O Conservation Plan Element*
- Economic Plan Element*
- Historic Preservation Plan Element*
- Recycling Plan Element*
- Relationship to Other Plans*
- Stormwater Management Plan*
- Capital Improvements Program*
- Official Map*
- Subdivision/Site Review Ordinances*
- O Zoning*

Examples of Transfer of Development Credits in New Jersey:

East Amwell Township in Hunterdon county and **Mount Olive Township** in Morris County are examples of communities with transfer of development credits programs in place.

How Does Transfer Of Development Credits Used Address the Goals and Objectives of the State Development and Redevelopment Plan (SDRP)?

The SDRP calls for “new growth and development [to] be organized into compact development in the form of Centers surrounded by carefully controlled environs by way of municipal Master Plans and regulations..” (SDRP p. 21)

Transfer of development credits is one of a variety of means of achieving this objective, with the particular advantage of providing for payment to owners of development rights to be foregone.

“Transfer of development rights [and credits] means a governmentally enabled development strategy and procedure that enables a municipality to direct development to suitable locations. Transfer of development rights [or credits] permits an owner of real property to sell or exchange the development rights associated with that property to another owner for application to another property in return for compensation at the market value of those rights” (SDRP p. 177).

Mount Olive Township has established a Transfer of Development Credit Program through their Master Plan and supporting ordinances. Use of the program to date has resulted in establishment of a 60 acre Township park on one parcel, with a total of 104 single family dwellings on half acre lots on two other non-contiguous parcels of 30 and 80 acres.

Contacts for More Information:

East Amwell Township, Hunterdon County:

Patricia Cregar, Township Clerk
1070 Route 202/31
Ringoos, New Jersey 08551
tel (908) 782-8536 fax (908) 782-1967

Mount Olive Township, Morris County:

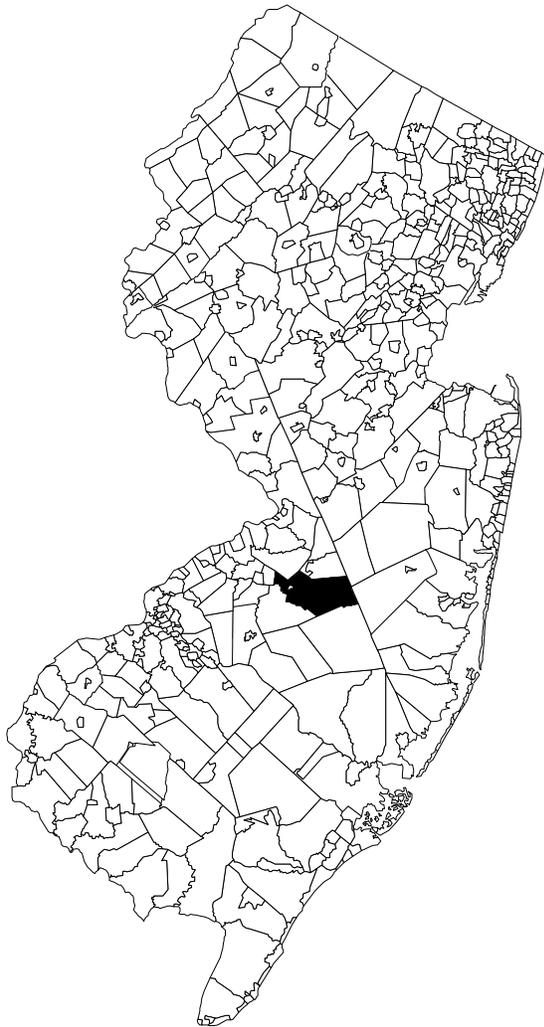
Charles McGroarty, Director of Planning
P.O. Box 450 Route 46
Budd Lake, New Jersey 07828
tel (201) 691-0900 fax (201) 691-1326

See Appendix A, Directory of Contacts, for Other County and Office of State Planning Contacts

Related Documents:

Mount Olive Township, Morris County

Mount Olive Township Code, Section 400-98, Transfer of Development Credits



EXPEDITING THE DEVELOPMENT REVIEW PROCESS

Most Closely Related MLUL Elements:

- Statement of Objectives*
- O Land Use Element*
- Housing Plan Element*
- Circulation Plan Element*
- Utility Service Plan Element*
- Community Facilities Plan Element*
- Recreation Plan Element*
- Conservation Plan Element*
- Economic Plan Element*
- Historic Preservation Plan Element*
- Recycling Plan Element*
- Relationship to Other Plans*
- Stormwater Management Plan*
- Capital Improvements Program*
- Official Map*
- O Subdivision/Site Review Ordinances*
- O Zoning*

Example of Expediting Development Review in New Jersey:

Pemberton Township in Burlington County is an example of a community with procedures in place for providing expedited development review and is currently applying them to achieve development objectives.

How Does Expediting Development Review Address the Goals and Objectives of the State Development and Redevelopment Plan?

The SDRP calls for “expediting regulatory review within community development boundaries...to meet planning are objectives, by moving them ahead of others for priority review..” (SDRP p.37).

As an essential element of the Brown Mills Town Center Redevelopment Plan, **Pemberton Township** adopted a “Fast Track Approval Process” for expedited review and approval of development proposals within the redevelopment area. The primary purpose is to remove barriers to new investment, business and jobs creation in the Town Center Redevelopment Area, and to improve not only commercial shopping opportunities for municipal residents, but also housing, employment and recreational opportunities and aesthetic improvements in the Center.

Contacts for More Information:

Charlotte C. Newhart, Township Clerk
500 Pemberton-Browns Mill Road
Pemberton, New Jersey 08068-1539
tel (609) 894-8201 fax (609) 894-2703

See Appendix A, Directory of Contacts, for Other County and Office of State Planning Contacts

Related Documents:

Township of Pemberton Ordinance No. 8-1995, An Ordinance Adopting a Redevelopment Plan for the Brown Mills Town Center District, March 16, 1995

APPENDIX A:

**DIRECTORY OF CONTACTS
FOR LOCAL PLANNING TECHNIQUES**

CONTACTS IN THE OFFICE OF STATE PLANNING

For Bergen, Essex, Hudson, Middlesex, Passaic and Union Counties and Communities:

David K. Maski, Northeast Area Planning Manager
New Jersey Office of State Planning
33 West State Street CN 204
Trenton, New Jersey 08625
tel (609) 292-3732 fax (609) 292-3292

For Hunterdon, Morris, Somerset, Sussex and Warren Counties and Communities:

Thomas G. Dallessio, Northwest Area Planning Manager
New Jersey Office of State Planning
33 West State Street CN 204
Trenton, New Jersey 08625
tel (609) 292-3502 fax (609) 292-3292

For Burlington, Camden, Gloucester, Mercer and Salem Counties and Communities:

David J. Hojsak, Southwest Area Planning Manager
New Jersey Office of State Planning
33 West State Street CN 204
Trenton, New Jersey 08625
tel (609) 292-5248 fax (609) 292-3292

For Atlantic, Cape May, Cumberland, Monmouth and Ocean Counties and Communities:

William S. Purdie, Coastal Area Planning Manager
New Jersey Office of State Planning
33 West State Street CN 204
Trenton, New Jersey 08625
tel (609) 292-3730 fax (609) 292-3292

COUNTY PLANNING CONTACTS

Lauren Moore, Planning Director
Atlantic County Department of Planning and Economic Development
1333 Atlantic Avenue
Atlantic City, New Jersey 08401
tel (609) 345-6700, ext.2570 fax (609) 343-2202
attention: Bob Brewer, Planner

Chester Mattson, Director
Bergen County Department of Planning and Economic Development
21 Main Street, Room 208 West
Hackensack, New Jersey 07601-7000
tel (201) 646-3130 fax (201) 646-3101
attention: Robert Abbatomarco, Planner

Susan Craft, Director
Burlington County Office of Land Use
Room 355, 49 Rancocas Road
Mount Holly, New Jersey 08060
tel (609) 265-5787 fax (609) 265-5022

Stephen Kehs, Director
Cumberland County Department of Planning and Development
800 East Commerce Street
Bridgeton, New Jersey
tel (609) 453-2175 fax (609) 453-9138

Charles E. Romick, Director
Gloucester County Planning Department
County Office Building, North Delsea Drive
Clayton, New Jersey 08312
tel (609) 863-6661 fax (609) 881-4191

John Kellogg, Director
Hunterdon County Planning Board
County Administration Building
One East Main Street
Flemington, New Jersey 08822-1200
tel (908) 788-1490 fax (908) 788-1662
attention: Caroline Swartz

Leo V. Laaksonen, Director
Mercer County Planning Board
McDade Administration Building
P.O. Box 8068
Trenton, New Jersey 08650
tel (609) 989-6545 fax (609) 695-5124
attention: Donna M. Lewis

Robert Clark, Director
Monmouth County Planning Board
Hall of Records Annex, P.O. Box 1255
Freehold, New Jersey 07728-1255
tel (908) 431-7460 fax (908) 409-7540

Ray Zabihach, Director
Morris County Planning Board
Department of Planning and Development
P.O. Box 900
Morristown, New Jersey 07963
tel (201) 829-8120 fax (201) 326-9025
attention: Frank Pinto

Alan M. Avery, Jr., Director
Ocean County Planning Board
101 Hooper Avenue, CN 2191
Tom's River, New Jersey 08754
tel (908) 929-2054 fax (908) 244-8396

James Rogers, Director
Passaic County Department of Planning and Economic Development
Administration Building
317 Pennsylvania Avenue
Paterson, New Jersey 07503
tel (201) 881-4490 fax (201) 742-3936

Robert Bzik, Director
Somerset County Planning Board
Administration Building
20 Grove Street
Somerville, New Jersey 08876
tel (908) 231-7021 fax (908) 707-4127

Mr. David K. Dech, Director
Warren County Planning Department
Wayne Dumont, Jr. Administration Building
Route 519
Belvidere, New Jersey 07823
tel (908) 475-6531 fax (908) 475-6555

APPENDIX B:

STATE PLAN IMPLEMENTATION TECHNIQUES: INDEX TO MUNICIPAL LAND USE LAW PROVISIONS

The implementation techniques most closely related to each master plan element and other major planning and development review provisions of the Municipal Land Use Law are listed below. Citations (New Jersey Statutes Annotated) refer to the Municipal Land Use Law.

Contents

1. [Statement of Objectives](#)
2. [Land Use Element](#)
3. [Housing Plan Element](#)
4. [Circulation Plan Element](#)
5. [Utility Service Plan Element](#)
6. [Community Facilities Plan Element](#)
7. [Recreation Plan Element](#)
8. [Conservation Plan Element](#)
9. [Economic Plan Element](#)
10. [Historic Preservation Plan Element](#)
11. [Recycling Plan Element](#)
12. [Relationship to Other Plans](#)
13. [Stormwater Management Plan](#)
14. [Capital Improvements Program](#)
15. [Official Map](#)
16. [Subdivision/Site Plan Review Ordinances](#)
17. [Zoning](#)

Statement of Objectives:

N.J.S.A. 40:55D-28.b.(1)

"...a statement of objectives, principles, assumptions, policies and standards upon which the constituent proposals for the physical, economic and social development of the municipality are based;"

(Mandatory)

- [Community Participation Programs](#)
 - [Planning Education Programs](#)
-

Land Use Element:

N.J.S.A. 40:55D-28.b.(2)

"...(a) taking into account and stating its relationship to the (objectives and other master plan elements) and natural conditions, including, but not necessarily limited to, topography, soil conditions, water supply, drainage, flood plain areas, marshes, and woodlands, (b) showing the existing and proposed location, extent and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, educational and other public and private purposes or combination of purposes; and stating the relationship thereof to the existing and any proposed zone plan and any proposed zone plan and zoning ordinance; and (c) showing the existing and proposed location of any airports and the boundaries of any airport safety zones...; and (d) including a statement of the standards of population density and development intensity recommended for the municipality;"

(Mandatory)

- [Natural Resource Inventories](#)
- [Agricultural Base Studies](#)
- [Geographic Information Systems](#)
- [Nitrate Dilution Model Capacity Calculation](#)
- [Build-out Analysis](#)
- [Town and Village Centers](#)
- [Regional Centers](#)
- [Scenic Waterway Corridor Plans](#)
- [Scenic Roadway Corridor Plans](#)
- [Open Space Programs](#)
- [Rural Design](#)
- [Timing and Sequencing](#)
 - [Staging of Sewer Service](#)
 - [Transportation Improvement Programs](#)
 - [Transportation Development Districts](#)
- [Traffic Impact Fees](#)
- [Environmental Features as a Basis for Zoning District Boundaries](#)
- [Mandatory Clustering](#)
- [Optional Clustering](#)
- [Density or Lot Averaging](#)
- [Neo-Traditional \(Traditional Neighborhood or Village\) Zoning](#)
- [Transfer of Development Rights](#)
- [Transfer of Development Credits](#)
- [Expediting the Development Review Process](#)

Housing Plan Element:

N.J.S.A. 40:55D-28.b.(3)

"...pursuant to (the Fair Housing Act, N.J.S.A.52:27D-310), including, but not limited to, residential standards and proposals for the construction and improvement of housing;"

(Optional, but mandatory under some circumstances)

- [Town and Village Centers](#)
 - [Regional Centers](#)
-

Circulation Plan Element:

N.J.S.A. 40:55D-28.b.(4)

"...showing the location and types of facilities for all modes of transportation required for the efficient movement of people and goods into, about, and through the municipality, taking into account the functional highway classification system of the Federal Highway Administration and the types, location, conditions and availability of existing and proposed transportation facilities, including air, water, road and rail;"

(Optional)

- [Geographic Information Systems](#)
 - [Town and Village Centers](#)
 - [Regional Centers](#)
 - [Scenic Waterway Corridor Plans](#)
 - [Scenic Roadway Corridor Plans](#)
 - [Rural Design](#)
 - [Timing and Sequencing](#)
 - [Transportation Improvement Programs](#)
 - [Transportation Development Districts](#)
 - [Traffic Impact Fees](#)
-

Utility Service Plan Element:

N.J.S.A. 40:55D-28.b.(5)

"...analyzing the need for and showing the future general location of water supply and distribution facilities, drainage and flood control facilities, sewerage and waste treatment, solid waste disposal and provision for other related utilities, and including any storm water management plan...;"

(Optional)

- [Geographic Information Systems](#)
 - [Nitrate Dilution Model Capacity Calculation](#)
 - [Town and Village Centers](#)
 - [Regional Centers](#)
 - [Timing and Sequencing](#)
 - [Staging of Sewer Service](#)
 - [Transportation Improvement Programs](#)
-

Community Facilities Plan Element:

N.J.S.A. 40:55D-28.b.(6)

"...showing the existing and proposed location and type of educational and cultural facilities, historic sites, libraries, hospitals, firehouses, police stations and other related facilities, including their relation to the surrounding area;"

(Optional)

- [Town and Village Centers](#)
 - [Regional Centers](#)
 - [Open Space Programs](#)
-

Recreation Plan Element:

N.J.S.A. 40:55D-28.b.(7)

"...showing a comprehensive system of areas and public sites for recreation;"

(Optional)

- [Town and Village Centers](#)
 - [Regional Centers](#)
 - [Scenic Waterway Corridor Plans](#)
 - [Scenic Roadway Corridor Plans](#)
 - [Open Space Programs](#)
-

Conservation Plan Element:

N.J.S.A. 40:55D-28.b.(8)

"...providing for the preservation, conservation, and utilization of natural resources, including, to the extent appropriate, energy, open space, water supply, forests, soil, marshes, wetlands, harbors, rivers and other waters, fisheries, endangered or threatened species wildlife and other resources, and which systematically analyzes the impact of each other component and element of the master plan on the present and future preservation, conservation and utilization of those resources;"

(Optional)

- [Natural Resource Inventories](#)
 - [Agricultural Base Studies](#)
 - [Geographic Information Systems](#)
 - [Nitrate Dilution Model Capacity Calculation](#)
 - [Town and Village Centers](#)
 - [Scenic Waterway Corridor Plans](#)
 - [Scenic Roadway Corridor Plans](#)
 - [Open Space Programs](#)
 - [Rural Design](#)
 - [Environmental Features as a Basis for Zoning District Boundaries](#)
 - [Mandatory Clustering](#)
 - [Optional Clustering](#)
 - [Density or Lot Averaging](#)
 - [Transfer of Development Rights](#)
 - [Transfer of Development Credits](#)
-

Economic Plan Element:

(N.J.S.A. 40:55D-28.b.(9))

"...considering all aspects of economic development and sustained economic vitality, including (a) a comparison of the types of employment expected to be provided by the economic development to be promoted with the characteristics of the labor pool resident in the municipality and nearby areas and (b) an analysis of the stability and diversity of the economic development to be promoted;"

(Optional)

- [Agricultural Base Studies](#)
-

Historic Preservation Plan Element:

N.J.S.A. 40:55D-28.b.(10)

"...(a) indicating the location and significance of historic sites and historic districts; (b) identifying the standards used to assess worthiness for historic site or district identification; and (c) analyzing the impact of each component and element of the master plan on the preservation of historic sites and districts;"

(Optional)

- [Scenic Waterway Corridor Plans](#)
 - [Historic Design Guidelines](#)
 - [Open Space Programs](#)
-

Recycling Plan Element:

N.J.S.A. 40:55D-28.b.(12)

"...which incorporates the State Recycling Plan goals, including provisions for the collection, disposition and recycling of recyclable materials designated in the municipal recycling ordinance, and for the collection, disposition and recycling of recyclable materials within any development proposal for the construction of 50 or more units of single-family residential housing or 25 or more units of multi-family residential housing and any commercial or industrial development proposal for the utilization of 1,000 square feet or more of land."

(Optional)

(No examples to date.)

Relationship to Other Plans:

N.J.S.A. 40:55D-28.d.

"The master plan shall include a specific policy statement indicating the relationship of the proposed development of the municipality as developed in the master plan to (1) the master plans of contiguous municipalities, (2) the master plan of the county in which the municipality is located, (3) the (adopted) State Development and Redevelopment Plan... and (4) the district solid waste management plan...of the county in which the municipality is located."

(Mandatory)

- [Geographic Information Systems](#)
 - [Joint Municipal Planning/Regional Planning Boards](#)
 - [Timing and Sequencing](#)
 - [Transportation Development Districts](#)
-

Stormwater Management Plan:

N.J.S.A. 40:55D-93 et seq.

"...designed: a. to reduce flood damage...b. to minimize storm water runoff from any new land development where such runoff will increase flood damage; c. to reduce soil erosion from any development or construction project; d. to assure the adequacy of existing and proposed culverts and bridges; e. to induce water recharge into ground water where practical; f. to prevent, to the greatest extent feasible, an increase in nonpoint pollution; g. to maintain the integrity of stream channels for their biological functions, as well as for drainage; and h. to minimize public safety hazards at any storm water detention facilities constructed as part of a subdivision or pursuant to a site plan. A storm water management plan shall also include such structural changes as may be necessary to manage storm water..."

(Optional, but mandatory under some circumstances)

- [Natural Resource Inventories](#)
 - [Environmental Features as a Basis for Zoning District Boundaries](#)
-

Capital Improvements Program:

N.J.S.A. 40:55D-29

"...prepare a program of municipal capital improvement projects projected over a term of at least six years...The program shall classify projects in regard to the urgency and need for realization, and shall recommend a time sequence for their implementation. The program may also contain the estimated cost of each project and indicate probable operating and maintenance costs and probable revenues, if any, as well as ...sources of funds...The program...shall take into account public facility needs indicated by the prospective development shown in the master plan of the municipality or as permitted by other municipal land use controls. In preparing the program, the planning board shall confer, in a manner deemed appropriate by the board, with the mayor, the chief fiscal officer, other municipal officials and agencies, and the school board or boards. Any such program shall include an estimate of the displacement of persons and establishments caused by each recommended project."

(Optional)

- [Town and Village Centers](#)
 - [Regional Centers](#)
 - [Scenic Waterway Corridor Plans](#)
 - [Scenic Roadway Corridor Plans](#)
 - [Timing and Sequencing](#)
 - [Staging of Sewer Service](#)
 - [Transportation Improvement Programs](#)
 - [Transportation Development Districts](#)
 - [Traffic Impact Fees](#)
-

Official Map:

N.J.S.A. 40:55D-32 et seq.

"...shall be deemed conclusive with respect to the location and width of streets and public drainage ways and the location and extent of flood control basins and public areas, whether or not such streets, ways and basins or areas are improved or unimproved or in actual physical existence...
...no permit shall be issued for any building or structure in the bed of any street or public drainage way, flood control basin or public area...as shown on the official map..."

(Optional)

- [Timing and Sequencing](#)
 - [Transportation Development Districts](#)
- [Traffic Impact Fees](#)

Subdivision/Site Plan Review Ordinances:

N.J.S.A. 40:55D-37 et seq.

"...An ordinance requiring approval by the planning board of either subdivisions or site plans or both shall include...provisions ensuring: (1) Consistency of the layout or arrangement of the subdivision or land development with the requirements of the zoning ordinance; (2) Streets...; (3) Adequate waters supply, drainage, shade trees, sewerage facilities and other utilities necessary...; (4) Suitable size, shape and location for any area reserved for public use...; (5) Reservation...of any open space to be set aside for use and benefit of the residents of planned development...; (6) Regulation of land designated as subject to flooding...; (7) Protection and conservation of soils from erosion...; (8) Conformity with standards...for any airport safety zones...; (9) Conformity with a municipal recycling ordinance...; (10) Conformity with the State highway access management code...; (11) Conformity with any access management code adopted by the county...; (12) Conformity with any municipal access management code...; (13) Protection of potable water supply reservoirs from pollution or other degradation of water quality resulting from the development or other uses of surrounding land areas...; (14) Conformity with the public safety regulations concerning storm water detention facilities...and reflected in storm water management plans and storm water management ordinances. c. Provisions governing the standards for...streets or drives and for any required walkways, curbs, gutters, street lights, shade trees, fire hydrants and water, and drainage and sewerage facilities and other improvements as shall be found necessary..."

(Mandatory for municipalities with a subdivision or site plan ordinance.)

"An ordinance requiring approval by the planning board of either subdivisions or site plans or both may include the following: a. Provisions for off-tract water, sewer, drainage and street improvements which are necessitated by a subdivision or land development...; b. Provisions for standards...(for) planned unit development, planned unit residential development and residential cluster..."

(Optional.)

"...An ordinance requiring subdivision approval...may also include: a. Provisions for minor subdivision approval...; and b. Standards...with which the planning board may approve the varying, within a conventional subdivision, of lot areas and dimensions, and yards and setbacks..."

(Optional.)

"...An ordinance requiring site plan review and approval...shall include...standards and requirements relating to: a. Preservation of existing natural resources on the site; b. Safe and efficient vehicular and pedestrian circulation, parking and loading; c. Screening, landscaping and location of structures; d. Exterior lighting needed for safety reasons in addition to any requirements for street lighting; e. Conservation of energy and use of renewable energy sources;

and f. Recycling of designated recyclable materials."

(Mandatory for municipalities with site plan ordinances.)

- [Nitrate Dilution Model Capacity Calculation](#)
 - [Scenic Waterway Corridor Plans](#)
 - [Scenic Roadway Corridor Plans](#)
 - [Environmental Features as a Basis for Zoning District Boundaries](#)
 - [Mandatory Clustering](#)
 - [Optional Clustering](#)
 - [Density or Lot Averaging](#)
 - [Neo-Traditional \(Traditional Neighborhood or Village\) Zoning](#)
 - [Expediting the Development Review Process](#)
-

Zoning:

N.J.S.A. 40:55D-62 et seq.

"...The zoning ordinance shall be drawn with reasonable consideration to the character of each district and its peculiar suitability for particular uses and to encourage the most appropriate use of land..."

(Mandatory for municipalities with zoning ordinances.)

"...A zoning ordinance may: a. Limit and restrict buildings and structures to specified districts...; b. Regulate the bulk, height, number of stories, orientation, and size of buildings and the other structures; the percentage of lot or development area that may be occupied by structures; lot sizes and dimensions;...floor area ratios and other ratios and regulatory techniques governing the intensity of land use...; c. Provide districts for planned development...; d. Establish, for particular uses or classes of uses, reasonable standards of performance and standards for the provision of adequate physical improvements including, but not limited to, off-street parking and loading areas, marginal access roads and roadways, other circulation facilities and water, sewerage and drainage facilities...e. Designated and regulate areas subject to flooding...f. provide for conditional uses...g. Provide for senior citizen community housing...i. Provide for historic preservation..."

(Optional for municipalities with zoning ordinances.)

- [Agricultural Base Studies](#)
- [Nitrate Dilution Model Capacity Calculation](#)
- [Town and Village Centers](#)
- [Regional Centers](#)
- [Scenic Waterway Corridor Plans](#)
- [Scenic Roadway Corridor Plans](#)
- [Historic Design Guidelines](#)
- [Timing and Sequencing](#)
 - [Staging of Sewer Service](#)
- [Environmental Features as a Basis for Zoning District Boundaries](#)
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- [Transfer of Development Credits](#)
- [Expediting the Development Review Process](#)

NEW JERSEY OFFICE OF STATE PLANNING
33 WEST STATE STREET
P.O. BOX 204
TRENTON, NJ 08625
